

## **APPENDIX**

### **Schedule of Recommended Main Modifications to Purbeck Local Plan (2018 to 2034)**

## SMM88

### Amended text:

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#### Foreword

It is with great pleasure that I am able to present the Purbeck Local Plan 2018-2034: Submission Draft. The new Purbeck Local Plan will shape the location and scale of development across ~~the District~~ **Purbeck**. Great care and attention has been taken in setting out responses to the wide range of challenges facing Purbeck. These include a changing and growing population and a revised minimum housing target of ~~468~~ **186** new homes per year.

The Purbeck Local Plan identifies opportunities for achieving sustainable growth across ~~the District~~ **Purbeck** and investment in infrastructure and community facilities. The Purbeck Local Plan, as the spatial planning document, will deliver the priorities of Purbeck's Corporate Plan and is a positive strategy that will enable the successful delivery of thriving places, energy efficient housing, a dynamic economy and social and community infrastructure - maintaining Purbeck as a place where people wish to live, work, stay and visit. The Purbeck Local Plan has been shaped by consultation and engagement involving local people, businesses, community groups and external partners. Extensive and wide-ranging public consultations in 2015, 2016 and 2018 have informed the key issues and those places in the ~~District~~ **plan area** where change and development can best be accommodated, whilst recognising that ~~the District~~ **Purbeck** must also be protected from inappropriate development. An extensive and up-to-date evidence base has also informed the drafting of this plan. This Submission draft Purbeck Local Plan responds to the key challenges facing ~~the District~~ **Purbeck**, has considered the responses to previous consultations, and incorporates the findings from the evidence base.

The preferred strategy is to spread new development over the plan period across ~~the District~~ **Purbeck**, directing the majority of housing growth to less constrained areas, in particular Wool and Moreton Station in the west of the ~~District~~ **plan area**, and to the existing towns and key service villages. As well as being the least environmentally constrained, these areas are the more accessible and sustainable locations in the ~~District~~ **plan area** being those that are the best connected to the public transport and other existing and planned supporting infrastructure. They offer a range of investment opportunities with capacity to accommodate new homes, jobs and will facilitate investment in much needed additional infrastructure including schools and health facilities.

The Purbeck Local Plan contains a number of detailed planning policies that will help deliver the strategy and manage development across the District **Purbeck** over the lifetime of this plan. This next round of engagement is focused on the 'soundness' of the plan, ensuring the Purbeck Local Plan is robust, effective and deliverable. It is important to us and our delivery partners that the local community and key stakeholders give their support to the final plan and work with us to maximise opportunities to deliver a range of new housing, jobs and community infrastructure for local people.

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## SMM1

### Amended text:

- 3 This Purbeck Local Plan, together with the Swanage Local Plan (adopted in 2017), Minerals and Waste Local Plans jointly produced for Dorset and any adopted neighbourhood plans, collectively forms the development plan for **Purbeck the District**. The development plan is the basis upon which planning applications will be determined, unless there are material planning considerations that indicate otherwise. The policies of this Purbeck Local Plan should be read as a whole and, for the avoidance of doubt, all policies are considered to be strategic and therefore applicable on a district-wide basis **and the Table below identifies which of these policies are strategic and which are non-strategic**. The Purbeck Local Plan is supported by a number of supplementary planning documents (SPDs) available on the Council's website. Policies contained in the Swanage Local Plan will continue to be used in the consideration of applications within the area covered by that plan alongside the policies contained in this plan once adopted.

*(Insert after paragraph 3)*

<b><u>Policies</u></b>	<b><u>Strategic or Non-strategic</u></b>
<b><u>V1, V2</u></b> <b><u>E1, E4, E5, E6, E7, E8, E9,</u></b> <b><u>E10, E12</u></b> <b><u>H1, H2, H3, H4, H5, H6, H7,</u></b> <b><u>H8, H9, H10, H11, H15</u></b> <b><u>EE1, EE2</u></b> <b><u>I1, I2, I3, I4, I5, I6</u></b>	<b><u>Strategic</u></b>
<b><u>E2, E3</u></b> <b><u>E11, H12, H13, H14</u></b> <b><u>EE3, EE4</u></b> <b><u>I7</u></b>	<b><u>Non-strategic</u></b>

### **Reviewing Local Plans**

**National Planning Policy recommends that policies in local plans are reviewed to assess whether they need to be updated at least every 5 years and updated as necessary to take account of changing circumstances, changes in national**

**policy and changes in local housing need. If it becomes apparent that local housing need is expected to change significantly then the relevant policies of the Purbeck Local Plan 2018-34 will be reviewed earlier also taking into consideration work on the preparation of the Dorset Council Local Plan.**

**Application of the plan**

**Following local government reorganisation on 1st April 2019, the area covered by this plan now forms part of the area covered by Dorset Council. When adopted by Dorset Council the Purbeck Local Plan will apply to the area formerly covered by Purbeck District Council. Dorset Council has started work on preparing a local plan for the new council area. A Local Development Scheme has been agreed which states that a new plan for the Dorset Council area will be adopted by 2027 enabling early review of the policies for the Purbeck area. Thereafter local plan policies in Dorset Council will be regularly reviewed and updated as necessary in accordance with national policy.**

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## MM2

### Amended text:

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7 The policies map shows the main policy designations, such as green belt, housing allocations, employment areas, environmental designations and assets, conservation areas and open spaces. **The supporting text of a number of policies in the Purbeck Local Plan refer to other documents, these documents have been listed in an appendix to the local plan. When determining planning applications the Council will:**

- **identify relevant development plan policies from the Purbeck Local Plan, Swanage Local Plan and relevant neighbourhood plans;**
- **interpret these policies (through an objective consideration of the language used in the policy, read in its proper context); and**
- **exercise its judgement where required to do so by the policy.**

*(insert after paragraph 7)*

**The documents referred to in the appendix do not form part of the development plan, but provide guidance to applicants and decision makers when exercising judgements required by development plan policies in this local plan. The list of documents is not exclusive or exhaustive. Other documents may be relevant to applicants and decision makers in the exercise of judgements required by policies in this local plan. As circumstances change, and documents are necessarily updated or replaced, applicants and the Council will need to re-evaluate their relevance. This evaluation will need to be carried out on a case by case basis.**

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### SMM3

#### Amended text:

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- 43 The Council has established that delivery of its preferred approach to ensuring that the District's **Purbeck's** housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, **and** Upton and Wareham. **It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the other settlements, notably Wool and Moreton Station/Redbridge Pit.**
- 44 Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck, **within the context of the settlement hierarchy.** Together with the policies for small sites (H8) **and** employment land (EE1 and EE2) ~~and town and local centres (EE3)~~, these policies provide the direction to establish the general distribution of development across the District **Purbeck** over the plan period up until 2034.'
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## SMM4

### Amended text:

44 Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck. Together with the policies for small sites (H8) employment land (EE1 and EE2) and town and local centres (EE3), these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.

*(insert after paragraph 44)*

**Purbeck Local Plan Part 1 (2012) included a settlement hierarchy, which remains unchanged in the table below, apart from the elevation of Moreton Station to a ‘key service village’ in recognition of the quantum of residential development and supporting infrastructure proposed in this plan.**

<b><u>Towns - The largest settlements with town centres and a range of community facilities</u></b>
<b><u>Swanage, Upton and Wareham</u></b>
<b><u>Key Service Villages - Villages with the highest level of services and population, outside the towns</u></b>
<b><u>Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Redbridge Pit / Moreton Station and Wool</u></b>
<b><u>Local Service Villages – Villages needing some growth to sustain vital rural services, such as the village school</u></b>
<b><u>Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh</u></b>
<b><u>Other Villages – Small villages with a limited range of facilities. Settlements with a boundary are judged to more influential as a ‘local hub’</u></b>
<b><u>With a Settlement Boundary: Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Studland, Ridge and Worth Matravers</u></b>



**Without a Settlement Boundary: Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret**

**Villages and hamlets not listed above do not form part of the settlement hierarchy and are classed as falling within the open countryside.**

**The Council has taken account of the size and range of facilities offered in a settlement when determining its position in the settlement hierarchy – for the most part those settlements lower in the hierarchy generally have smaller populations and comparatively smaller range of services and facilities. The settlements position in the hierarchy is also determined by a judgement around their local influence. Similarly sized settlement with a similar range of facilities may be ranked at different levels in the settlement hierarchy because of their influence as a hub for the local community.**

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## SMM5

### Amended policy and 'key diagram':

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#### Policy V1: Spatial strategy for sustainable communities

1. To deliver the Council's vision for Purbeck, the Purbeck Local Plan **makes provision for new** ~~allocates sites for housing as follows:~~
  - a. Allocated sites:
    - Moreton Station / Redbridge Pit – **around** 490 new homes
    - Wool – **around** 470 new homes
    - Lytchett Matravers – **around** 150 new homes
    - Upton – **around** 90 new homes.

See Policies H4, H5, H6 and H7 for more detail about these allocated sites.

- b. **Swanage Local Plan site:**
  - **around 91 homes.**
- c. Neighbourhood plan sites at:
  - Wareham – ~~300~~ **around 167** new homes (**developable within Local Plan period**). ~~including windfall~~
  - Bere Regis – **around** ~~105~~**22** new homes.

- d. **Policy compliant sites including those which would be permitted under the new small sites policy.**
2. Purbeck's ageing population will be catered for by the provision of **around 65 units of extra care facilities** ~~two 65-bed care homes one at both Wool and One at Moreton~~ **Station / Redbridge Pit.**
  3. Employment development will be directed to the strategic employment sites at Dorset Innovation Park and Holton Heath and other identified employment sites (as set out in policy EE1).
  4. 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-H87, EE1 and I5 and neighbourhood plans, which deliver the proposed use or mix of uses identified for each site. Development proposals should seek to deliver the indicative number of new homes, other non-residential floorspace and social infrastructure set out for each site.
  5. **High quality small scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported where:**
    - **the scale of development is proportionate to the size and character of the existing settlement;**
    - **development does not harm the character and value of any landscape or settlement either individually or cumulatively through the size, appearance and layout of proposed homes;**
    - **development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and**
    - **development would not have an adverse effect on the integrity of sites within the national site network (including European sites).**



Key diagram: Purbeck's District Council's spatial strategy

## SMM6

### Amended text:

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- 45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, **and** Upton ~~and Wareham~~ to support its strategic policy of spreading housing development across the ~~District~~**plan area**.
- 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. ~~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 **from the green belt**.
- 47 The Council has considered alternative strategies for delivering homes ~~and~~. **It** is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across ~~the District~~**Purbeck**) 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~~**Purbeck**;
  - 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~~**Purbeck** but what is available contributes to meeting housing need through windfall projections in the Plan;
  - a spread of homes across ~~the District~~**Purbeck** will better meet housing needs (**rather** than focussing all development in the least constrained west of the ~~District~~**area**) 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**
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**Matravers**, 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 **and** 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.

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## FMM7

### Amended policy:

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#### Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, ~~and Upton and 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 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.~~
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## SMM8

### Amended text:

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- 52 ~~A significant proportion of Purbeck’s landscapes are also nationally and internationally recognised for their natural beauty and geological interest. The coastline running between Studland Bay (in the east) and White Nothe (in the west) is designated as part of a World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.~~
- 53 Around 60% of the District **Purbeck** (covering approximately 24,250ha) is designated as part of the Dorset Area of Outstanding Natural Beauty (AONB) **National Landscape**. Most of Purbeck’s coastline is also defined as part of a heritage coast. **The defined heritage coast overlaps with the land designated as part of the Dorset National Landscape.** The Dorset AONB Management Plan (2014-2019) provides a strategic framework for its management and the Dorset AONB Landscape Character Assessment (2008) describes the landscape's character with reference to a number of landscape types and character areas. **Neither document forms part of the development plan, but both may contain information which is relevant, and a material consideration, when assessing planning applications.**
- 54 The Council is obliged to give great weight to conserving and enhancing the natural beauty, and outstanding value, of these designated landscapes. The National Planning Policy Framework (NPPF) also provides guidance for determining whether there are exceptional circumstances, and public interest, in permitting major development in AONBs **(now renamed as National Landscapes)** (paragraph 1727 of the NPPF **2023**).
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## MM9

### Amended policy:

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#### Policy E1: Landscape

**The Council attaches great weight to conserving and enhancing landscape and scenic beauty in the Dorset National Landscape. The scale and extent of any development within these designated areas will be limited.** Development, other than major development (where the NPPF provides guidance), **will only be permitted** in the Area of Outstanding Natural Beauty (~~Dorset National Landscape~~ AONB) ~~provided~~ where proposals would conserve ~~or~~ **and** enhance the natural beauty of the area and would be appropriate in terms of:

- a. appearance, scale, height, layout, **density**;
- b. any other effects on the **landscape** character **and visual quality**; (such as noise, light and traffic); and
- c. compliance with other policies in this Purbeck Local Plan.

The Council will also take account of the cumulative, and indirect, **landscape and visual** effects of development along with measures to avoid, reduce or compensate for any harmful impacts on the natural beauty of the AONB ~~Dorset National Landscape~~. **Applicants for planning permission should submit appropriate supporting information, having regard to the scale and nature of proposed development, to enable the Council to assess the impacts of development on the visual quality and character of landscapes and seascapes in protected areas. Development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted.**

~~The Jurassic Coastline World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'outstanding universal value' of the coastline will be protected. The Council will take account of the cumulative impacts of development when assessing its impact on the World Heritage Site.~~

### Non-designated landscapes

The design of development should take account of:

- d. landform;
- e. the character of the existing landscape;
- f. the cumulative impacts with existing or planned development; and
- g. existing trees and hedgerows.

Poorly designed development, which **significantly** harms landscape character **and visual quality**, and fails to take the opportunities to improve landscape character **and visual quality** shall be refused **unless adverse impacts can be suitably mitigated or compensated for.**

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## MM10

### Amended text:

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59 Historic England prepares a Heritage at Risk Register, which currently (2018) includes 53 entries within the District. These entries relate to buildings (3 entries), Swanage and Lytchett Minster Conservation Areas (2 entries), and archaeological remains (48 entries which are primarily scheduled monuments). The Council will encourage these assets to be rescued by taking opportunities to work with public, private and community partners to support this aim. The Council also supports the on-going conservation of the historic environment through the review of existing conservation areas.

*(insert after paragraph 59)*

**A large part of Purbeck’s coastline, running between Studland Bay (in the east) and White Nothe (in the west), is designated as part of the East Devon and Dorset World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.**

60 Purbeck’s historic environment contributes to the depth of character which gives Purbeck its unique sense of place. Heritage assets and their settings are irreplaceable. When considering applications, including planning applications and heritage related consents under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will always begin its assessment from a presumption that the heritage asset should be conserved, while looking for opportunities to enhance a heritage asset’s significance.

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## MM11

### Amended policy:

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#### Policy E2: Historic environment

Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications. Designated heritage assets include: listed buildings, conservation areas, historic parks and gardens, and scheduled monuments **and Dorset and East Devon Coast** ~~World Heritage Sites~~.

When assessing applications for proposals that are likely to affect (directly or indirectly) the significance of a designated or non-designated heritage asset, the Council will take account of the heritage asset's significance, together with all of the following considerations:

- a. whether proposals have taken advantage of an opportunity to enhance all, or part, of a heritage asset's significance;
- b. the nature, scope, scale, appearance (including detailed design and materials) and character of proposals;
- c. indirect effects arising from proposals including noise, traffic and lighting;
- d. the benefits of any repairs to a heritage asset's significance and or bringing a vacant heritage asset back in to use;
- e. the contribution that a heritage asset makes to local character, distinctiveness and the economy;
- f. measures to avoid or minimise harm to the heritage asset's significance; and
- g. the viability of the heritage asset's current and proposed uses and the effects of securing an appropriate and viable use on the heritage asset's significance.

Applications affecting the significance of a heritage asset should be accompanied by sufficient information to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation. Where harm or loss to a heritage asset can be fully justified, and development would result in the partial or total loss of the heritage asset and / or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset.

Scheduled monuments and other designated heritage assets of national archaeological importance, or non-designated heritage assets of archaeological interest of equivalent importance, should be preserved in situ. Where harm to these heritage assets can be fully justified, and development would result in the partial or total loss of the heritage asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard.

### **East Devon and Dorset World Heritage Site**

**The Dorset and East Devon Coast World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the ‘outstanding universal value’ of the coastline will be protected. The Council will take account of the cumulative impacts of development when assessing its impact on the World Heritage Site.**

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## MM12

### Amended policy:

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#### Policy E3: Renewable energy

The Council encourages the use and supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed. Proposals for development which supplies renewable, or low carbon, energy will be permitted provided that:

- a. the technology is suitable for the location and the scale, siting, layout, design and colour of development would not cause significant harm to landscape character or visual amenity;
  - b. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;
  - c. development would not cause significant harm to the amenity of existing neighbours because of its scale, position, noise, vibration, overshadowing, flicker (associated with wind turbines), or other emissions;
  - d. ~~development would not have an adverse ecological impact on the integrity of protected sites unless there is no alternative solution and there are imperative reasons of overriding public interest~~ development would not harm the significance and setting of heritage assets;
  - e. details of suitable mitigation measures and a site restoration plan are submitted as part of a planning application; and
  - f. development can be safely accessed (both during construction and whilst operating).
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## MM13

### Amended policy:

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#### Policy E5: Sustainable drainage systems (SuDs)

The Council expects applicants to submit details of a SuDs with applications for:

- a. major development;
- b. development on land that is at risk from flooding (unless there is clear evidence that SuDs would be inappropriate); and
- c. development where surface water run-off from development is likely to increase the risks from flooding elsewhere (including sewer flooding caused by high groundwater levels).

Where needed, sustainable drainage systems should be designed taking account of:

- d. the character and nature of the proposed development;
- e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;
- f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development;  
~~and~~
- g. opportunities to reduce the causes and impacts of flooding on site or elsewhere; **and**
- h. **opportunities for maximising biodiversity benefit.**

There must be no surface water connections to foul sewer systems. Applicants must consider approaches to discharge surface water through SuDs in the following order of preference:

- i. into the ground;

- ii. to a surface water body;
- iii. to a surface water sewer, highway drain, or another drainage system; and
- iv. a combined sewer.

Sustainable drainage systems that are designed to discharge water into the ground or a surface water body, may not be appropriate on or close to:

- i. unstable land (including land close to the coast line within the 400 metre No-Water Discharge Consultation Zone as identified on the policies map);
  - j. contaminated land; or
  - k. land with a high water table.
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## SMM14

### Amended text:

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81 In Purbeck, Sites of Scientific Special Interest (SSSI), the Dorset Heaths Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), Dorset Heathlands Ramsar site, Poole Harbour Ramsar site, **St Alban's Head to Durlston Head and Isle of Portland to Studland Cliffs SACs** and Poole Harbour SPA are key sites afforded statutory protection through ~~national and~~ **national regulations, legislation and where relevant,** European law. A number of additional designations next to, or potentially affected by, development in Purbeck are of relevance when considering direct and in-combination effects of development in the District.

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## SMM15

### Amended text:

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*(insert before paragraph 83)*

#### **St Alban's Head to Durlston Head and Isle of Portland to Studland Cliffs SACs.**

**The Dorset coastline is a World Heritage Site and the two SACs form a single unit of cliffed coastline some 40km in length. The cliffs support two internationally important habitats: the vegetated sea cliffs of the Atlantic and Baltic Coasts and the semi-natural dry grassland and scrubland faces. A number of rare species are associated with the grassland. The HRA identifies that there is potential risk from increased recreation, but visits from new development will be a very small part of the already significant visitor pressure and the local authority should hold a watching brief.**

- 83 Evidence considered through the Habitats Regulations Assessment including ~~A~~appropriate ~~A~~assessment demonstrates that the Dorset Heaths are under significant pressure from development. Natural England advises **supports the finding of the HRA** that adverse impacts upon the heathland arise from a range of urban affects, ~~as summarised in the Dorset Heathland Framework 2015-2020 SPD~~, including damage **harm** caused by **disturbance and predation by** domestic pets and disturbance by visitors, and equestrian-related development.
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## SMM16

### Amended text:

85. The principle of the heathland buffer areas and a detailed strategy for mitigation are set out more fully within the Dorset Heathland Planning Framework SPD. The approach to mitigation falls into two main areas - managing and encouraging appropriate behaviour when visiting heathland sites and providing alternative areas of green space for recreation. Suitable Alternative Natural Greenspace (SANG) provide new areas of public open space that are convenient and dog friendly providing an alternative to heathland. The overarching aim of the provision of SANGs is to divert visitor pressure to ensure that there is no net increase in recreation pressure on internationally protected heathland.

*(insert after paragraph 85)*

**The Dorset Heathlands Planning Framework 2020-2025 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects (including SANG) and how these and strategic access management and monitoring will be secured. Other development proposals will be considered on a site by site basis and be subject to appropriate assessment in line with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and/or any equivalent relevant legislation or regulations. The proposals may need to provide site specific mitigation.**

**The Council’s ‘Interim Mitigation Strategy for Heathland Habitat Sites (2018/19 to 2023/24)’ and ‘Annual update on interim mitigation projects’ (November 2022) outline its approach to the delivery of strategic (i.e. heathland infrastructure projects for development which does not deliver site specific mitigation as part of the proposals) heathland infrastructure projects for the Purbeck area up to the date when the council expects to adopt the emerging Dorset Council Local Plan. The Council’s approach identifies several ‘priority’ mitigation projects for delivery, which between them are estimated to have capacity to mitigate for around 680 new homes. The table below summarises the estimated mitigation capacity from each of the ‘priority’ mitigation projects.**

<b><u>Priority mitigation project</u></b>	<b><u>Estimated mitigation capacity expressed in numbers of homes</u></b>
<b><u>Wild Woodbury Heathland Infrastructure Project, Bere Regis</u></b>	<b><u>Around 430 homes</u></b>
<b><u>Extension to French’s Farm SANG, Upton</u></b>	<b><u>Around 150 homes</u></b>

<b><u>Securing excess mitigation capacity from Flowers Drove SANG, Lytchett Matravers</u></b>	<b><u>Around 100 homes</u></b>
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**The Council will monitor planning permissions for development within the 5km area around Dorset Heaths and progress on the delivery of the priority mitigation projects identified above. In circumstances, where there is an anticipated deficit in the quantities of mitigation for homes that are expected to be delivered during the interim period, the Council will seek to develop and deliver further heathland infrastructure projects as required.**

**Air quality monitoring shows that heathlands are exceeding the critical loads for pollutants such as nitrogen oxides and ammonia resulting from multiple sources including vehicle emissions. New housing and other developments can result in additional traffic and further deterioration of the protected sites. An interim air quality mitigation strategy will cover the period to 2025 and provide confidence that short term growth can be achieved without adverse effects on site integrity from air pollution. As necessary, a longer term approach will be established to address the cumulative impacts of development on air quality as part of the new Dorset Council Local Plan supported by additional evidence such as traffic modelling and air quality monitoring.**

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## MM17

### Amended text:

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89 Recreational pressures can also have a harmful effect on Poole Harbour. More activity within the harbour and on the shoreline, through activities like boating and dog walking, can disturb protected birds. The Council ~~is working with the Borough of Poole on the development of~~ **has adopted Poole Harbour Recreation 2019 – 2024 Supplementary Planning Document** in Poole Harbour SPD. This SPD ~~will provide~~ **provides** detailed guidance on potential mitigation for development and projects to mitigate potential harm to Poole Harbour.

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## SMM86

### Amended text:

- 86 Poole Harbour provides a resource for a variety of local businesses and port activities. The quality of the natural environment in Dorset makes it an attractive place to live, work and for recreation and leisure. However, increasing nitrogen **and phosphorus** levels from ~~sewage~~ **wastewater** and agricultural **processes** are contributing to the growth of algal mats in the harbour, restricting the growth, distribution and variety of important food available for wading birds protected under **the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and** European law and smothering estuarine habitats. Evidence shows that there are two particular pressures on the harbour: **nitrate nutrient** pollution; and recreational issues. ~~The Poole Harbour Nutrient Management Plan identifies a need to reduce nitrogen in the harbour. The majority of nitrogen is generated by agriculture, but a proportion is generated from human sewage.~~
- 87 ~~The Council, in planning for population growth and tourism, has to ensure that additional nitrogen from sewerage generated by such developments in the catchment of Poole Harbour is mitigated. Mitigation can be 'direct' through upgrading sewage treatment works or 'indirect' by offsetting the nitrogen generated from new development by taking land out of a nitrogen intensive use, e.g. fields where nitrogen fertiliser is applied, or projects based on alternative technologies to remove nitrogen from water courses or effluent.~~ **Most of the nutrient load in Poole Harbour arises from agricultural activity, but a proportion (approximately 15%) is generated from wastewater arising from urban areas. Currently there is concern over raised levels of both nitrogen and phosphorus and hence both phosphorus and nitrogen levels need to be reduced. However, the science suggests that if phosphorus levels within the harbour are reduced to below a threshold level<sup>1</sup>, the need for further reductions in phosphorus would not be necessary.**
- 88 ~~The joint Nitrogen Reduction in Poole Harbour SPD 2017, sets out an approach to calculating the impact of development and calculation of appropriate developer contributions or other obligations to enable mitigation of the adverse effects of development.~~ **The Levelling Up and Regeneration Act 2023 includes provision for the Secretary of State to require wastewater treatment works within nutrient sensitive catchments to be upgraded to achieve the nutrient pollution standard. The legal requirement is expected to apply to sufficient wastewater treatment works within the Poole harbour catchment to achieve a threshold level, thereby removing the need for development specific phosphorus**

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<sup>1</sup> **Poole Harbour Consent Order Technical Investigation and Recommendations, Results and recommendations from the schedule of work under High Court of Justice Consent Order (CO/3029/2015) 11 February 2021.**

**mitigation during the Plan period.**

*(insert after paragraph 88)*

**In planning for development that would result in an increase in nutrient loading within the Poole Harbour catchment, applicants will need to ensure that any additional nutrient loading arising from development to Poole Harbour is in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 , or any equivalent relevant legislation or regulations.**

**Where a development would increase the nutrient loading within the Poole Harbour catchment and if the Regulations (or any equivalent legislation) require or necessitate nutrient neutrality, it will be the responsibility of the applicant to demonstrate that this would be achieved. Such circumstances may include mitigation in the form of on-site measures, by working with third parties to secure nutrient mitigation or by working with the Council to secure nutrient mitigation. Where nutrient mitigation proposals are required, they will need to be agreed with the Council prior to planning permission being given for the development and the council will need to have some degree of certainty over the delivery and maintenance of the mitigation for the lifetime of the development proposed. The amount of additional nutrient load arising from the development, and therefore the amount of mitigation required, will need to be assessed and evidenced with detailed calculations using a robust methodology.**

**The joint Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) 2017, sets out an approach to calculating nitrogen loads from development and to securing the necessary mitigation. Since this was adopted, Natural England have provided new direction around calculating nutrient load, necessitating a review of the SPD. In the interim, whilst this review is being undertaken, the Poole Harbour nutrient calculator<sup>2</sup> should be used to calculate the nutrient loading arising from residential development.**

89 Recreational pressures can also have a harmful effect on Poole Harbour. More activity within the harbour and on the shoreline, through activities like boating and dog walking, can disturb protected birds. The Council is ~~working with the Borough of Poole on the development of a~~ **has adopted Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)** in Poole Harbour SPD. This SPD will provide s detailed guidance on potential mitigation for

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<sup>2</sup> **As part of its direction on the nutrient pollution issue (March 2022) Natural England have prepared a ‘Poole Harbour nutrient budget calculator’. The calculator is published on the council’s website.**

development and projects to mitigate potential harm to Poole Harbour.

- 90 The Poole Harbour Aquatic Management Plan (2006), supported by the Poole Harbour Steering Group of which the Council is a member, considers ways of maintaining sustainable levels of economic and social activity within the harbour and its hinterland, while protecting its natural environment.
- 91 The Recreation in Poole Harbour SPD is intended to facilitate small developments coming forward which individually would be unable to provide sufficient mitigation measures over the necessary timescale.
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## SMM18

### Amended text:

#### **Corfe Castle Common Site of Special Scientific Interest (SSSI) (part of the Dorset Heaths SAC and Dorset Heathlands Ramsar)**

- 95 ~~Natural England will be consulted on additional residential development proposals within the Corfe Common SSSI 400 metre buffer to assess any potential impact upon the wetland habitat of the southern damselfly, a protected species.~~ **Corfe Common is a designated SAC, listed Ramsar site and SSSI, but not a SPA. Its protected wetland and grassland habitats are home to the southern damselfly and the 400m heathland consultation area does not automatically exclude residential development as indicated in Policy E8(a) for all other heathlands. All development within a 400m consultation area will be considered on a site by site basis by Natural England. Residential applications may be acceptable if the likely significant effects on Corfe Common can be avoided/mitigated. Development within 5km of Corfe Common are subject to the same mitigation requirement for impacts on heathlands in general.**
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## **SMM19**

### **Amended policy:**

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#### **Policy E7: Conservation of protected sites**

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination **with other plans and projects**, directly or indirectly, of nationally, European and internationally protected nature conservation sites.

The Council will determine applications adversely affecting these sites in accordance with the recommendation of the relevant assessments under the **Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations** and Supplementary Planning Documents as appropriate **and policies E8 and E9, or appropriate to the adverse effects identified.**

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## SMM20

### Amended policy:

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#### Policy E8: Dorset heathlands

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination **with other plans and projects**, directly or indirectly, of heathlands protected at the national, European and international level for their biodiversity.

#### **Recreational effects**

To ensure that sites are not harmed, residential development involving a net increase in dwellings or other uses such as tourist accommodation and equestrian-related development:

- a. will not be permitted within 400 metres of heathland, as shown on the policies map, unless, as an exception, the type and occupier of residential development **is restricted in perpetuity to those who** would not have an adverse effect upon the sites' integrity (e.g. nursing homes such as those limited to advanced dementia and physical nursing needs) **(with the exception of Corfe Common - see below)**; and
- b. **may be permitted** between 400 metres and 5km of heathland **if the Council is satisfied that mitigation measures avoid adverse effects on protected heathland**, such development will provide mitigation in accordance with the advice set out in the Dorset Heathlands Supplementary Planning Framework 2015-2020 SPD or appropriate to the adverse effects identified.

**The impacts of other non-residential development proposals on protected heathlands will be considered on a site by site basis and be appropriately assessed in line with national legislation, regulations and European law. The proposals may need to provide bespoke mitigation.**

**All development within a 400m consultation area around Corfe Common will be considered on a case by case basis in consultation with Natural England. Residential applications may be acceptable if the applicant can demonstrate that likely significant effects on Corfe Common can be avoided or mitigated.**

**Air quality:**

**To ensure that European heathland sites are not harmed new housing and other developments which result in additional traffic and contribute to the further deterioration of the protected sites, will require mitigation measures relating to air quality impacts. These will be necessary to avoid adverse effects on the integrity of protected heathland.**

**Policy I1 identifies how the mitigation will be secured.**

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## SMM21

### Amended policy:

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#### Policy E9: Poole Harbour

Proposals for development will not only be permitted that where it would not lead to any adverse effects upon the integrity, either alone or in combination with other plans and projects directly or indirectly of the Poole Harbour SPA, SSSI and Ramsar site.

#### **Nitrogen Nutrient neutrality**

Development proposals for that would result in an increase in nutrient loading within the Poole Harbour catchment any net increase in homes, tourist accommodation or a tourist attraction, will need to demonstrate compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations. If required, this may include the provision of appropriate avoidance/mitigation measures to ensure development is 'nutrient neutral' and that the development would not have an adverse effect on the integrity of the Poole Harbour SPA, SSSI and Ramsar site due to increased nutrient loading. in accordance with the advice set out in The Nitrogen Reduction in Poole Harbour SPD, if the sewerage drains into the Poole Harbour catchment.

#### Recreational effects

Development proposals for any net increase in homes, tourist accommodation or a tourist attraction around the edges of the harbour (as defined on the local plan policies map) will need to make provision for avoidance/mitigation measures to ensure that additional effects arising from recreational activity do not have an adverse effect on the integrity of the site. The Council is working with the Borough of Poole to develop a Recreation in Poole Harbour SPD. Development proposals for any net increase in homes, tourist accommodation or a tourist attraction around the edges of the harbour (as defined in the SPD) will need to avoid or mitigate adverse impacts arising from recreational activity on Poole Harbour.

The impacts of other development proposals on Poole Harbour will be considered on a site by site basis and be subject to appropriate assessment in line with national legislation and the Habitats Regulations. Development proposals should,

**therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and full details of any proposed site specific mitigation.**

**Policy I1 identifies how the mitigation will be secured.**

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## MM22

### Amended text:

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100 The restoration of former minerals sites will also contribute to improving biodiversity. The Dorset Local Geodiversity Action Plan (2005) aims to promote the conservation and enhancement of geology, provide guidance and increase the appreciation and understanding of the geological heritage of the area. Regionally Important Geological and Geomorphological Sites (RIGS) are selected according to their value for education, scientific study, historic significance or aesthetic qualities. Purbeck has 17 regional sites of geological importance, several focused along the Purbeck Ridge.

*(insert after paragraph 100)*

**Dorset Council with the Local Nature Partnership has produced the Dorset Ecological Network and potential Ecological Network which are available online. Natural England advise that that these constitute a firm basis for the delivery of the Nature Recovery Network locally. Sites of local importance such as SSSI and Local Nature Reserves etc form key parts of the ecological networks.**

**The Dorset Biodiversity Protocol and Dorset Biodiversity Compensation Framework provides guidance on the expected content of a biodiversity appraisal and requirements for compensation where there are protected or important species and habitat features on site or close by.**

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## MM23

### Amended policy:

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#### Policy E10: Biodiversity and geodiversity

Applications for development that affect biodiversity and geodiversity, and any sites containing priority species and habitats as well as those of local importance, including Sites of Nature Conservation Interest (SNCI), **and** Local Nature Reserves (LNR), ~~Ancient Woodland, and veteran trees~~ will be permitted where they:

- a. ensure any features of nature conservation, biodiversity and geodiversity interest are protected to prevent or avoid any adverse impact and are appropriately managed;
- b. incorporate measures to reduce and / or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and
- c. seek opportunities to enhance biodiversity and geodiversity through the restoration, improvement or creation of habitats and/or ecological networks.

**In accordance with national policy development resulting in the loss or deterioration of Ancient Woodland, and veteran trees will be refused unless there are wholly exceptional circumstances and a compensation strategy exists.**

Within the vicinity of areas that support nationally significant numbers of Annex 1 bird species (including nightjar and woodlark), the applicant will need to demonstrate to the Council's satisfaction that there is no significant adverse effect upon these species and their **functionally linked** habitats.

#### Biodiversity appraisal

A biodiversity appraisal must be submitted where there are protected or important species and habitat features, ~~as set out in the Dorset Biodiversity Protocol~~, within the site or close to it. The appraisal will need to demonstrate that the development will not result in any adverse impacts. The appraisal must involve consultation with the Council and, as appropriate, Natural England.

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## **SMM24**

### **Amended policy:**

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#### **Policy E12: Design**

The Council will expect proposals for all development and other works to demonstrate a high quality of design that:

- a. positively integrates with their surroundings;
- b. reflects the diverse but localised traditions of building materials found across the District Purbeck;
- c. limits the opportunities for crime and anti-social behaviour;
- d. where appropriate supports and promotes sustainable modes of transportation;
- e. avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;
- f. supports biodiversity through sensitive landscaping and in-built features;
- g. minimises energy consumption, including where possible inclusion of renewable energy;
- h. supports the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places; and
- i. provides buildings which are accessible to all.

#### **Locally distinctive design**

**Local policies in neighbourhood development plans should support the general principles around achieving high quality design. Where justified with robust local evidence local planning policies in neighbourhood development plans may provide additional detail around locally distinctive characteristics and set out a distinctive approach or local requirements in respect to the design of development.**

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## SMM25

### Amended text:

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- 110 The 2018 SHMA update indicates a local housing need of 168 homes per year. **Using the standard methodology for calculating local housing need, and after applying the necessary cap, the Council has calculated an annual need for 186 new homes per year.** For the period covered by this Purbeck Local Plan from 2018 to 2034 this equates to the need to provide 2,688 **2,976** homes across the District **Purbeck**. The ratio between median house prices and workplace earnings in Purbeck in 2017 stood at 11.1. To take into account this overall challenge to affordability in Purbeck, in accordance with the government's standard methodology, the local housing need assessment incorporates a 42% uplift to take into consideration the need for affordable housing. Having thoroughly reviewed future opportunities for investment or economic growth in Purbeck, the Council is satisfied that no other special circumstances exist to justify identification of a higher local housing need. **The Council is committed to reviewing and considering an update, to the strategic policies in this local plan as part of the preparations of the Dorset Council Local Plan in order to ensure that any changes in local housing need can be addressed appropriately.**
- 111 As highlighted throughout this Purbeck Local Plan, there are a number of significant constraints upon development across the District **plan area**. Significant areas are protected through environmental and landscape designations or fall within the South East Dorset Green Belt. As part of the plan preparation and site selection process, the Council has considered whether the District **Purbeck** has the capacity to meet its assessed local housing need figure in full. A key conclusion from this process was the identification of a requirement to release land previously in the green belt to the east of the District **plan area**. Prior to reaching this conclusion, the Council assessed all its reasonable options and engaged in discussions with its neighbours, to establish what capacity they might have to provide additional homes that would remove the need for release of green belt in Purbeck. Discussions established that these local authorities were also facing challenges in accommodating their own identified housing needs given the environmental constraints and green belt designations in their areas. Consequently, none of Purbeck's neighbouring councils have offered to meet some of Purbeck's identified housing need.
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## SMM26

### Amended policy:

#### Policy H1: Local housing requirement

Over the plan period of 2018 to 2034, at least ~~2,688~~ **2,976** homes will be required to enable the District **Purbeck** to meet its identified local housing need, equivalent to ~~468~~ **186** homes per year. In line with national planning policy and guidance, the local housing need figure will be reviewed ~~at least every five years~~ **as part of preparation of the Dorset Council Local Plan to ensure that any changes in local housing need can be addressed appropriately.** and ~~h~~Housing delivery will be monitored annually in line with national planning policy and guidance.

Across Purbeck, six neighbourhood plan areas have been designated. **The table below identifies a housing requirement for designated neighbourhood areas where a made, or emerging, neighbourhood plan allocates land for new homes in support of the Council’s strategy for meeting Purbeck’s housing needs.** ~~The Council will work with each of the existing, and any emerging or future, neighbourhood plan groups to determine the housing requirement for the designated area.~~

<b><u>Designated Neighbourhood Areas</u></b>	<b><u>Housing requirement for neighbourhood area</u></b>
<b><u>Arne</u></b>	<b><u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy.</u></b>
<b><u>Bere Regis</u></b>	<b><u>Allocated housing sites in made neighbourhood plan for 122 new homes (the requirement identified in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence on deliverability that has emerged after the plan was made).</u></b>
<b><u>Lytchett Matravers</u></b>	<b><u>Made neighbourhood plan does not seek to allocate any housing sites, no specific housing requirement in accordance with the Council’s housing strategy beyond the number of homes allocated in this Plan.</u></b>

<b><u>Wareham</u></b>	<b><u>Identified housing sites in emerging neighbourhood plan for 167 new homes (the requirement identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made).</u></b>
<b><u>West Lulworth</u></b>	<b><u>Currently no intention to prepare neighbourhood plan, no specific housing requirement in accordance with the Council's housing strategy.</u></b>
<b><u>Wool</u></b>	<b><u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council's housing strategy beyond the number of homes allocated in this Plan.</u></b>

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## SMM27

### Amended text:

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- 114 Purbeck’s housing need is calculated using the standard methodology introduced in the NPPF from July 2018 which requires ~~16886~~ **16886** homes per year to be built in Purbeck. Over the plan period of 16 years, this results in a total requirement of ~~2,688~~ **2,688** ~~976~~ **976** homes. As the Purbeck Local Plan replaces the adopted PLP1, any other housing allocations from PLP1, not included in current or new plans, will not contribute towards meeting the housing requirement of ~~2,688~~ **2,688** ~~976~~ **976** homes. The plans that will set out where the ~~2,688~~ **2,688** homes will be delivered are the Purbeck Local Plan, the Swanage Local Plan, and any neighbourhood plans with housing allocations. The allocations **(where appropriate the yields from allocations in adopted plans has been updated to reflect emerging evidence, e.g. extant planning permissions)** needed to **which contribute towards** meeting **Purbeck’s housing needs** are split between:
- Swanage Local Plan – this plan was adopted in 2017 and runs until 2027. It plans for 200 homes in settlement extensions. Of these, ~~150~~ **91** can be included towards meeting Purbeck’s housing need, as ~~50~~ were allocated for 2017-18 delivery ~~(before the period when the Purbeck Local Plan comes into effect)~~.
  - Bere Regis Neighbourhood Plan – referendum and adoption is expected in 2019 **adoption 25 June 2019** allocating **delivering 10522** homes. **(The expected yield of homes in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence that has emerged after the plan was made)**.
  - Wareham Neighbourhood Plan – referendum and adoption is expected in **adoption 8 November 201921** and it is planning to deliver **delivering 300167** homes. **(The expected yield of homes identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made)**.
  - This Purbeck Local Plan – plans for the remainder of the housing need. The table in Policy H2 sets out the total spread of where Purbeck’s housing requirement of ~~2,688~~ **2,688** ~~976~~ **976** homes will be met.
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## SMM28

### Amended text:

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116 The Council's approach to identifying suitable sites for new homes includes the identification of ~~two~~ housing site allocations at Wool (with **around** 470 houses) ~~at Wool and up to 490 houses at Moreton Station/Redbridge Pit~~ (**around 490 houses**). The approach established by the Council has also established that exceptional circumstances exist for amendment to the green belt boundaries at Upton and at Lytchett Matravers to release land for residential development. These amendments will allow approximately 240 homes to be built at extensions to these settlements (90 houses at Upton and 150 houses at Lytchett Matravers), which will contribute towards providing a balanced spread of housing development across the District plan area. In addition, ~~revisions will be made to the green belt boundary, contributing towards the provision of a minimum of 300~~ **around 167** additional homes **will be delivered** across the Wareham Neighbourhood Planning Area, and thereby enabling important, sustainable growth in this area of Purbeck. ~~At least~~ **Around 10022** homes will be delivered in Bere Regis through the Neighbourhood Plan.

*(Insert after paragraph 116)*

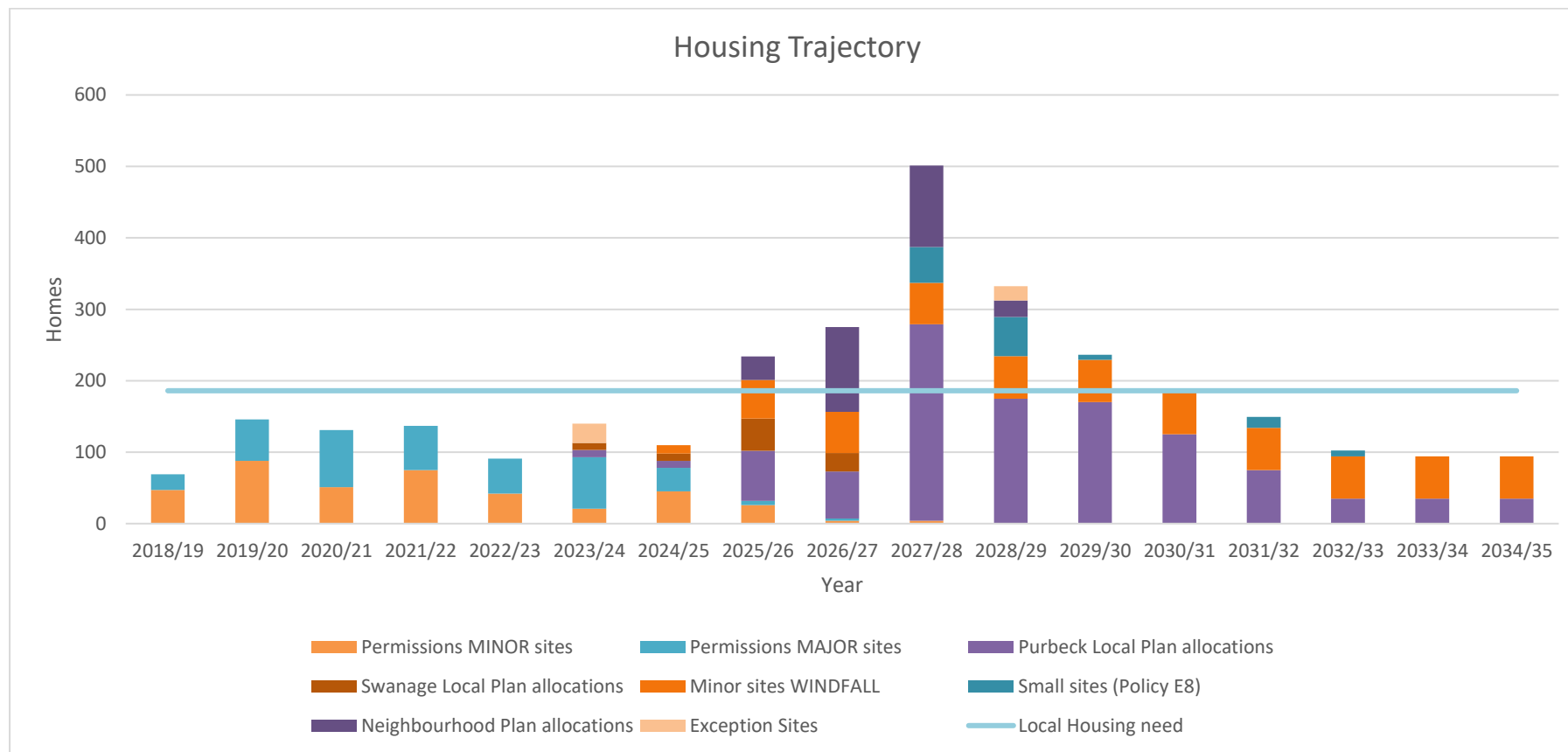
**The housing sites identified by the council in Policy H2 include small and medium sized sites (i.e. those sites which are no larger than one hectare). Some of these sites already have planning permission, others are allocated for development in made and emerging Neighbourhood Plans or are those sites which the council has identified as potentially suitable small sites for the purposes of Policy H8. These sites have capacity to deliver around 14% of Purbeck's housing requirement and are identified in Appendix 2 of this local plan.**

117 The Housing Trajectory demonstrates how housing will be delivered throughout the plan period. The housing requirement for Purbeck will therefore be delivered through a combination of specific allocated sites in the Purbeck Local Plan and additional plans as well as **extant planning permissions**, windfall in existing settlements and small sites next to existing settlements. The windfall allowance shown in the trajectory includes Swanage, Wareham and Bere Regis, in addition to the allocated sites allowance in their respective plans. ~~For Wareham 300 homes will be provided, including site allocations and windfall.~~ The Council needs to ensure that sufficient sites are identified to support the level of growth set out in the plan, together with evidence of windfall allowance, across the timeframe for likely delivery. The housing trajectory below demonstrates how housing will be delivered throughout the plan period from 2018 to 2034.

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## SMM29

### Amended figure showing proposed housing trajectory:



## SMM30

Amended policy:

### Policy H2: The housing land supply

Housing development will be distributed across Purbeck, in accordance with the overarching Policy V1: Spatial strategy for sustainable communities as follows:

<b><u>Source of housing supply</u></b> Location	Number of homes
<b><u>Completions April 2018 to March 2019</u></b>	<b><u>69</u></b>
<b><u>Completions April 2019 to March 2020</u></b>	<b><u>146</u></b>
<b><u>Completions April 2020 to March 2021</u></b>	<b><u>131</u></b>
<b><u>Completions April 2021 to March 2022</u></b>	<b><u>137</u></b>
<b><u>Extant Planning Permissions at 1 April 2022</u></b>	<b><u>305</u></b>
<b><u>Unconsented Purbeck Local Plan allocations</u></b>	
Lytchett Matravers: <b><u>Blaney's Corner</u></b>	<b><u>25</u></b>
<b><u>Lytchett Matravers – East of Flower's Drove</u></b>	<b><u>30</u></b>
<b><u>Lytchett Matravers: East of Wareham Road</u></b>	<b><u>95</u></b>
Moreton Station/ Redbridge Pit/ <b><u>Caravan Site</u></b>	<b><u>490 (+65 extra care units)</u></b>



Upton: <b><u>West of Watery Lane</u></b>	<b><u>90</u></b>
Wool: <b><u>West of Chalk Pit Lane and Oakdene Road</u></b>	<b><u>320 (+65 extra care units)</u></b>
<b><u>Wool: North East of Burton Cross Roundabout</u></b>	<b><u>90</u></b>
<b><u>Wool: North West of Burton Cross Roundabout</u></b>	<b><u>30</u></b>
<b><u>Wool: North of the Railway Line</u></b>	<b><u>30</u></b>
<b><u>Total unconsented allocations</u></b>	<b><u>1,200 (+130 extra care units)</u></b>
<b><u>Swanage Local Plan</u></b> allocation	<b><u>91</u></b>
<b><u>Neighbourhood plan allocations and sites</u></b>	
<del>Bere Regis Neighbourhood Plan</del> <b><u>Bere Regis</u></b>	<b><u>122</u></b>
<del>Wareham Neighbourhood Plan (including site allocations and windfall)</del> <b><u>Wareham</u></b>	<b><u>167</u></b>
<b><u>Total neighbourhood plan allocations and sites</u></b>	<b><u>289</u></b>
<b><u>Windfall</u></b>	<b><u>596</u></b>
<b><u>Exceptions sites</u></b>	<b><u>47</u></b>

<p><del>Small sites next to existing settlements and windfall within existing settlements (excluding Wareham)</del> <b><u>Small sites policy sites</u></b></p>	<p><b><u>139</u></b></p>
<p>Total</p>	<p><b><u>3,150 (+ 130 extra care units)</u></b></p>

**The estimates of capacity from unconsented allocations in the table above are based on the best available evidence, including: indicative layouts prepared by land owners/site promoters, relevant planning policies and a consideration of prevailing character of existing development around the allocation sites. The Council recognises that the numbers of homes delivered from each unconsented allocation may differ from the estimates outlined above, taking account of the need to make efficient use of land in accordance with national planning policy and after detailed design, layout and requirements (including open space) have been finalised at planning application stage.**

## SMM31

### Amended text:

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- 118 Further to Policy V1, ~~the following policies~~ **H3 to H7** outline the detailed requirements for each of the sites **around Upton, Lytchett Matravers, Wool and Moreton Station/Redbridge Pit** that the Council considers are suitable for new homes **that will contribute** to meeting ~~the District's~~ **Purbeck's** housing needs. **Policies H4 to H7 impose further specific requirements as** ~~the~~ **the** impacts of development on these sites varies according to the nature, scale, characteristics and surroundings of individual sites. **The strategic policies in this part of the local plan support the Council's objective around meeting Purbeck's housing requirement.**
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## SMM32

### Amended policy:

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#### Policy H3: New housing development requirements

Development proposals submitted for **for new homes on** sites allocated in policies H4 to H8~~7~~ must comply with **the requirements listed in these policies in addition to those listed below and**, all other relevant policies in the Purbeck Local Plan. The Council also expects all proposals for new housing development on allocated sites to:

#### **New housing development on allocated sites identified in policies H4 to H7 must:**

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. ~~deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development;~~ **mitigate the effects of recreational activity from the allocated new homes at Lytchett Matravers and Upton (in accordance with Policy E9);**
- d. **where necessary for compliance with Policy E9 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations, mitigate the effects of nutrients from allocated new homes in the Poole Harbour catchment;** ~~mitigate the effects of nitrogen from the new homes on Poole Harbour (in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, 2017);~~
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed green **formal and informal recreation, sport and/or open** space **facilities** following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England';

- g. include details of ~~charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity~~ **links between homes for high-speed electronic communications network** for the new homes **and, where possible, details of charging points for electric vehicles;**
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1, **other than for extra care units on allocated sites in Moreton (Policy H4) and Wool (Policy H5) where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;**
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to ~~enhance~~ **avoid harm to and secure net gains for** biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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## SMM33

### Amended text:

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122 Moreton Station / Redbridge Pit is located in the west of the ~~District~~ **Purbeck** close to the boundary with West Dorset ~~District Council~~ **area**. It is also close to Wool and Dorset Innovation Park (located around 6 kilometres to the east of the site). The Council has identified a suitable site (formed from an existing sand / gravel pit and an adjoining caravan site in the same ownership) for **around** 490 new homes. Applicants should refer to the other policies in this plan relating to the design, landscape setting and the historic environment when considering the appearance, scale, layout and detailed design of new development.

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## MM34

### Amended text:

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125 The site falls inside the catchment areas for Frome Valley CE First School in Crossways, St Mary's CE Middle School Puddletown and The Thomas Hardy School Dorchester. The size and capacity of Frome Valley CE First School means that financial contributions are needed to fund extensions to the school. The level of contribution per home will be calculated by applying Policies H3 and I1.

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## SMM35

### Amended policy:

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#### Policy H4: Moreton Station / Redbridge Pit

Land at Moreton Station/Redbridge Pit and caravan site, as shown on the policies map, will help to meet the District's **Purbeck's** development needs by providing up to **around** 490 new homes and a **around** 65-bed care home **extra care units**, community facilities and supporting infrastructure. The type of care home provided will be dependant on the changing needs of older people in Purbeck and in consultation with local health and social care providers. Delivery of the homes will be phased, commencing after the current use of part of the site as a sand and gravel pit has stopped (~~expected December 2022~~) and the site has been restored in accordance with the relevant minerals and waste planning permission.

Subject to the requirements of other policies in this plan, development on this site will be expected to:

- a. **provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide:**
  - i. **around 65 extra care units; and**
  - ii. **10% of its overall housing requirement (comprising only the 490 new homes) as supported housing for the elderly or age specific housing;**
- b. **provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;**
- c. **provide around 350sqm of convenience retail floor space;**
- d. improve accessibility between the site and nearby employers, services, (including Moreton Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- e. **make a financial contribution toward** 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;



- f. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line, unstable ground and any possible contamination on new homes within the development site;
- g. identify important trees in the part of the site being used as a caravan site, as well as those growing around the site's southern and western edges, and design suitable layouts for development which allow these trees to be retained;
- h. provide financial contributions for local health infrastructure and education (as required by Policy I1), **other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;**
- i. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority; and
- j. include details of improvements / alterations to the local roads including junction improvements along the B3390 (at Fiveways in Crossways), including pedestrian and cycle access to Crossways;
- k. **provide and manage in perpetuity an on-site SANG and off-site Heathland Support Area to avoid or adequately mitigate the adverse effects from the new homes on the national site network (including European sites). The on-site SANG must be at least 18ha (in the eastern part of the site) and the Heathland Support Area at least 23.8 hectares as indicated on the policies map. The development will also be expected to provide details for phased implementation and access to the SANG and Heathland Support Area, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided or adequately mitigated over the lifetime of the development. Both areas will be restored to heathland and/or acid grassland as appropriate. Other open space within the development will also be restored to acid grassland with a view to maximising biodiversity within the whole site.**

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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## MM36

### Amended text:

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127 The Council has identified four suitable sites for **around** 470 homes around the western edges of Wool. The sites cover an area of around 36 hectares.

#### *Land to the west of Chalk Pit Lane and Oakdene Road*

128 The largest of the four sites (positioned to the west of Chalk Pit Lane and Oakdene Road) is currently used as agricultural land. Ground levels fall from the southern side of the site toward its north eastern corner. The northern, eastern and western edges of the site are enclosed by mature hedgerows. The Council considers that this site is suitable for ~~up to~~ **around** 320 homes.

#### *Land to the north east of Burton Cross Roundabout*

129 Ground levels fall across the site from south to north. The site has an irregular shape which extends northward from Burton Cross Roundabout up to the railway line. The land is currently in use by a mix of uses that include agricultural pasture and a house / garden. The Council considers that this site is suitable for ~~up to~~ **around** 90 homes.

#### *Land to the north west of Burton Cross Roundabout*

130 The site forms part of a larger agricultural field that extends to the west and north. Ground levels fall gently across the site from south to north. The southern side of the site faces onto the access into Dorset Innovation Park. The Council considers that this site is suitable for ~~up to~~ **around** 30 homes.

#### *Land to the north of the railway line*

131 The site is currently used as an agricultural field situated between the northern side of the railway line and East Burton Road. The Council considers that this site is suitable for ~~up to~~ **around** 30 homes.

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## MM37

### Amended text:

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133 The sites falls inside the catchment areas for Wool CE VA Primary School and The Purbeck School. The size and capacity of these schools, means that financial contributions are needed for extensions to schools. The level of contribution per new home will be calculated by applying Policy **ies H3 and I1**.

*(insert after paragraph 133)*

### **SANG Provision**

**The SANG provision at Wool as set out in the policy has added benefits. The SANG will be made up of 17 hectares of agricultural fields currently designated as Scheduled Ancient Monument and 15.7 hectares of Coombe Wood (of which Planted Ancient Woodland area is 12.2 hectares). The development of the proposed SANG presents a significant opportunity to implement management to enhance the biodiversity value of Coombe Wood, e.g. through the restoration of existing plantation coniferous woodland to native broadleaved woodland towards meeting Ancient Woodland criteria, and creation of a series of rides and glades along proposed walking routes. It also secures the future management of the heritage assets within the Scheduled Ancient Monument whilst also protecting them from the damage otherwise arising from tillage.**

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## SMM38

### Amended policy:

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#### Policy H5: Wool

Land at Wool as shown on the policies map will help to meet the District's **Purbeck's** development needs by providing a total of **around** 470 new homes and a **around** 65-bed care home **extra care units**, community facilities and supporting infrastructure. ~~The type of care provided will be dependant on the changing needs of older people in Purbeck and in consultation with local health and social care providers.~~ The type of care provided will be dependent on the changing needs of older people in Purbeck and in consultation with local health and social care providers. Housing development on all the allocated sites in Wool will be expected to:

- a. **provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people** as they occur;
  - b. **provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide 10% of its overall housing requirement (comprising only the 470 new homes) as supported housing for the elderly or age specific housing;**
  - c. **provide around 350sqm of convenience retail space;**
  - d. **provide contributions towards improvements at the D'Urberville Hall community facility or explore opportunities to provide a community hub;**
  - e. improve accessibility between the sites and nearby services (including Wool Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
  - f. ~~provide details of~~ **provide financial contributions toward** improvements to the travel interchange at Wool Railway Station to include additional car parking, secure cycle storage, and electric vehicle charging points;
  - g. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority;
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- h. include details in a traffic statement or assessment of improvements to the local road network (C6) and a program to reduce volumes of traffic on the A351 by encouraging use of the C6 road;
- i. provide financial contributions for education (as required by Policy I1) **other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;**
- j. conserve, and where appropriate look for opportunities to enhance, the significance of heritage assets including: scheduled monuments, listed buildings on neighbouring land and non-designated heritage assets within development sites; **and**
- k. **provide and manage in perpetuity a SANG totalling 32.7 hectares as indicated on the policies map to avoid or adequately mitigate the adverse effects from the new homes on the national site network (including European sites). The applicant will provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided or adequately mitigated over the lifetime of the development. Where features with significant existing biodiversity value have been identified within the SANG (e.g. trees with bat roost potential and badger setts), detailed design and appropriate management (e.g. routing of footpaths and retention of existing broadleaved trees) must be agreed with the Council and delivered by the land owner to ensure that these features are protected and enhanced.**

*Land to the west of Chalk Pit Lane and Oakdene Road*

Land as shown on the policies map will help to meet the District's **Purbeck's** housing needs by providing up to **around** 320 new homes **and a around** 65 bed care home **extra care units**, community facilities and infrastructure. Subject to the requirements of **set out at a-k above and the** other policies in this plan, development on this site will be expected to:

- l. **provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide around 65 extra care units.**
- m. avoid, and where necessary mitigate or remediate, the effects of possible contamination and avoid any development within a buffer around a pipeline located on the western boundary; **and**
- n. ~~explore opportunities to provide a community hub, that includes community and shopping facilities, on the land; include an undeveloped buffer between the southern edge of the site and the scheduled monument and explore opportunities to enhance the scheduled monument's significance.~~

*Land to the north east of Burton Cross Roundabout*

Land as shown on the policies map will help to meet ~~the District's~~ **Purbeck's** housing needs by providing up to **around** 90 new homes, ~~community facilities and infrastructure~~. Subject to the requirements of **set out at a-k above and the** other policies in this plan, development on this site will be expected to:

- o. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line;
- p. explore opportunities to provide informal / formal open space on the land;
- q. conserve the setting of nearby listed buildings; and
- r. explore opportunities to deliver a new footpath link to Burton Road.

*Land to the north west of Burton Cross Roundabout*

Land as shown on the policies map will help to meet ~~the District's~~ **Purbeck's** housing needs by providing up to **around** 30 new homes, ~~community facilities and infrastructure~~. Subject to the requirements of **set out at a-k above and the** other policies in this plan, development on this site will be expected to:

- s. conserve the setting of nearby listed buildings.

*Land to the north of the railway line*

Land as shown on the policies map will help to meet ~~the District's~~ **Purbeck's** housing needs by providing up to **around** 30 new homes, ~~community facilities and infrastructure~~. Subject to the requirements of **set out at a-k above and the** other policies in this plan, development on this site will be expected to:

- t. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line;
- u. conserve the setting of nearby listed buildings; and
- v. explore opportunities to deliver a new footpath link through the land between Sandhills Crescent and East Burton Road.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

## **MM39**

### **Amended text:**

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134 The Council has identified three suitable sites for up to around 150 homes in total, which are all currently used for agriculture.

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## SMM40

### Amended policy:

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#### Policy H6: Lytchett Matravers

Land as shown on the policies map will help to meet the District's **Purbeck's** housing needs by providing up to **around** 95 new homes on Land to the East of Wareham Road, **around** 25 homes on Land at Blaney's Corner and **around** 30 homes on land to the East of Flowers Drove as well as supporting infrastructure and community facilities. Along with the requirements relating to all development on the sites allocated for new homes in this plan, housing development on all the allocated sites in Lytchett Matravers will be expected to:

- a. **provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people as they occur;**
- b. improve accessibility between **in** Lytchett Matravers and Lytchett Minster by forming or improving walking and cycling routes between **within** the villages and **or its immediate surroundings**. **Off-site improvements can be delivered through financial contributions and/or physical works;**
- c. provide financial contributions for local health infrastructure and education (as required by Policy I1); and
- d. **provide and manage in perpetuity a SANG totaling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites). The applicant will also provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided/mitigated over the lifetime of the development.**

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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## SMM41

### Amended policy:

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#### Policy H7: Upton

Land at Upton, as shown on the policies map, will help to meet the District's **Purbeck's** housing needs by providing up to **around** 90 new homes, community facilities and infrastructure. Subject to the requirements relating to all development on the sites allocated for new homes in this plan, housing development on the allocated site at Upton will be expected to:

- a. **provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people as they occur; and**
- b. include details of mitigation measures to avoid the adverse effects of traffic noise from the adjoining A35 on the occupants of new homes; and
- c. provide financial contributions for local health infrastructure and education (as required by Policy I1); **and**
- d. **provide and manage in perpetuity a 4.66 hectare SANG, as indicated on the policies map, to avoid the adverse effects from the new homes on the national site network (including the Dorset Heaths European sites).**

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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## SMM42

### Amended text:

- 148 The Council's strategies for addressing the District's **Purbeck's** development needs focus strategic and larger scale allocations on land with the least environmental or amenity value, in the most sustainable locations. The Council's strategy helps to consolidate on and improve existing infrastructure, while supporting and enhancing existing services and facilities in its towns and larger villages. Outside these areas the Council's strategy also recognises that high quality small scale development, **at towns, key service villages, local service villages and those other villages with a settlement boundary**, which respects its surroundings, can have an important role in enhancing and maintaining the vitality of rural communities.
- 149 ~~To avoid the harmful effects of isolated homes in the countryside, t~~The Council's small sites policy, **which only applies outside the green belt**, permits new homes that are closely related to the District's **on sites adjoining** existing towns, **key service villages**, and **local service** villages **and those other villages with a settlement boundary**, and states that the number of homes on each small site will reflect the specific context, including the size and character of the nearest town or village. The upper limit of homes that will be permitted on **any single** small sites **around towns** is 30, **key service villages is 20, local service villages is 15 and other villages with a settlement boundary is 5. The small sites policy does not impose a limit on the total number of separate small sites that may be permitted around any one of the eligible settlements in the hierarchy, but it does require the cumulative effects of development on small sites to be taken into consideration. Applications for small housing sites will be assessed against**, subject to the guiding policy requirements, as set out in bullets a to e ~~e~~ in Policy H8. The Council will use the evidence in the Strategic Housing Market Assessment (SHMA) (that underpins the housing mix policy) and (where available) evidence from local communities, to achieve an appropriate mix of types of homes on small sites which meets local need.

*(insert after paragraph 149)*

**The effects of small housing sites on European sites will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations), or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development or other plans and projects. Where development is found to have a probability or a risk of likely significant effects on the national site network (including**

**European sites) either individually or cumulative with existing or proposed development elsewhere, an appropriate assessment will be required. Applicants should provide the information required by the Council to undertake an appropriate assessment, together with full details of any mitigation measures considered to be needed to avoid or mitigate adverse impacts on the national site network with their planning application, and also demonstrate that mitigation can be delivered and maintained over the life time of development.**

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## SMM43

### Amended policy:

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#### Policy H8: Small sites next to existing settlements

Applications for small sites will be permitted where adjacent to existing homes in the closest town or village (as defined in the settlement hierarchy in the glossary of this plan), and not appear isolated in the countryside, provided the following apply:

**Outside the Green Belt, applications for residential development will be permitted on sites adjoining the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary (as listed in the settlement hierarchy), provided that:**

- a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of 30 homes:
    - i. **30 homes on any single small site adjoining a town;**
    - ii. **20 homes on any single small site adjoining a key service village;**
    - iii. **15 homes on any single small site adjoining a local service village;**
    - iv. **5 homes on any single small site adjoining other villages with a settlement boundary;**
  - b. individually and cumulatively, the size, appearance and layout of proposed homes **does** must not harm the character and value of any landscape or settlements potentially affected by the proposals; ~~and~~
  - c. the development would contribute to the provision of a mix of different types and sizes of homes **(including affordable homes)** to reflect the Council's expectations in Policy **icies** H9 **and H11** or, where expressed in a neighbourhood plan, those of the relevant local community;
  - d. **the site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan; and**
  - e. **the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or**
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**regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.**

~~Where proposals would be within 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. Existing towns and villages are listed under 'settlement hierarchy' in the glossary of the Purbeck Local Plan.~~

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## MM44

### Amended text:

152 The SHMA Update (2018) for Purbeck provides an understanding of the implications of demographic dynamics on need and demand for different sizes of homes. The housing market model looks at the types and sizes of accommodation occupied by different ages of residents and considers projected change in population to assess demand for different sizes of homes. A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update).

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
<b>Market Housing</b>	0-5%	30-35%	40-45%	20-25%
<b>Private Rented</b>	10-15%	35-40%	35-40%	10-15%
<b>Affordable Home Ownership</b>	15-20%	45-50%	25-30%	5-10%
<b>Affordable Rented</b>	20-25%	40-45%	25-30%	5-10%

## SMM45

### Amended policy:

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#### Policy H9: Housing mix

In order to achieve mixed and balanced communities, the Council will ~~generally~~ expect new market housing to support delivery of the household requirements **housing mix** identified through the Strategic Housing Market Assessment **2015, its update in 2018 or other recent evidence. The final housing mix proposed will be agreed between the applicant and the Council.**

**With the exception of the site allocations in this plan (identified in policies H4 to H7),** For sites delivering 20 or more units, development proposals **will be encouraged to provide** ~~will be permitted where~~ of the proposed market homes:

- a. ~~5% are offered for sale as self-build plots. Such plots must be provided with a means of access and utility services to the boundaries of the plot; and~~
- b. ~~10% are~~ **as accessible** single storey homes **which can be in the form of flats or bungalows.**

~~For the identified housing allocations in the Purbeck Local Plan, the Council will expect 20% of the market and affordable housing mix to provide specialist purpose built accommodation, for the elderly. Where such provision would provide a single storey home this would contribute to the above requirement at criterion b.~~

As part of ensuring a wide mix of accommodation to meet the needs of Purbeck's population, proposals for ~~institutional housing (Use Class C2) such as care homes provision~~ **sheltered housing, retirement living, age specific housing, care homes or extra care units for the elderly and/or disabled people** will be supported ~~both~~ through individual developments at appropriate locations in accordance **with the settlement hierarchy and in agreement with local health and social care providers.** Policy V1: ~~Spatial Strategy for sustainable communities and at allocated sites.~~

Where an applicant considers there are significant economic viability constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide full justification of the exceptional circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the

government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

**Meeting local needs**

**Local policies in neighbourhood development plans should support the general principles around providing the sizes and types of homes needed in Purbeck. Where justified with robust local evidence, local policies in neighbourhood plans may set distinct local requirements on the mix of different sizes and types of homes. Where neighbourhood plans set a distinct local requirement on the type of homes proposed this must be done in agreement with local health and social care providers.**

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## SMM46

### Amended policy:

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#### **Policy H10: Part M of the Building Regulations Accessible and adaptable homes**

To ensure the provision of homes that are capable of meeting the needs of residents both now and in the future, Building Regulations requirement M4(1): Visitable homes, will be applied unless to do so would be inconsistent with planning policies which protect assets or areas of particular importance. **With the exception of the site allocations in this plan**, the following will apply on sites of 10 or more homes or site area greater than 0.5 hectares:

10% of the new homes proposed must meet the Building Regulation optional requirement M4(2): 'Category 2 – accessible and adaptable homes' (where this calculation gives part of a new home the Council expects the proportion to be rounded to **the nearest whole number** ~~one decimal place~~).

#### **Meeting local needs**

**Local policies in neighbourhood plans should support the general principles around providing accessible homes needed in Purbeck. Where justified with robust local evidence, local policies in neighbourhood plans may set distinct local requirements on the proportions of accessible and adaptable homes provided in new developments and optional design requirements for accessible homes in new housing development.**

If an applicant considers there are site specific considerations **including but not limited to**:

- a. landform;**
- b. flood risk;**
- c. heritage assets; or**
- d. designated landscapes**

that mean they are unable to provide the proportion of accessible and adaptable homes identified in this policy, the Council expects applicants to **evidence this through a statement** submitted ~~a financial viability appraisal~~ with their planning application. **Where necessary** ~~t~~ The applicant will be expected to fund the independent verification of the submitted ~~viability assessment~~ **statement** by a person appointed by the Council.

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## SMM47

### Amended policy:

#### Policy H11: Affordable housing

When determining planning applications for all new residential development, including residential elements of mixed use schemes, ~~unless specifically stated as a requirement in the allocation of the site.~~ Affordable housing will be required as follows:

Number of homes or site area	Greenfield sites	Brownfield sites
2-9 (applies District <b>Purbeck</b> wide, <b>except for the following areas which are not designated as rural:</b> Lytchett Minster, Upton and Wareham Town Councils)	20%	20%
10 homes or more, or more than 0.5ha inside settlements	40% on-site	30% on-site

To reflect the latest evidence of housing need and national policy, the Council will seek to secure the following tenure mix for affordable housing provision, which will provide 10% of affordable home ownership overall (to include intermediate tenures such as shared ownership, discount market value and starter homes). Any variation to the identified tenure mix will be considered on specific sites, in consultation with the Council's housing strategy team and registered providers, where necessary to secure the most appropriate and deliverable mix of affordable housing tenures. If calculating the proportions of different types of affordable homes gives part of a new home, the Council expects the proportion to be rounded up, to one decimal place. The following mix of affordable housing is required:

<b>Sites with 40% provision of affordable housing</b>	<b>Sites with 30% provision of affordable housing</b>
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10% social rented housing	10% social rented housing
65% affordable rented housing	56% affordable rented housing
25% affordable home ownership	34% affordable home ownership

**Local policies in neighbourhood development plans should support the delivery of affordable homes needed in Purbeck, as required through this policy. Local planning policies may set locally specific requirements relating to the tenure mix of affordable housing where justified with robust local evidence.**

Affordable housing provision should be provided on-site for all sites of 10 or more homes. A commuted sum will be sought from sites of between 2 and 9 homes and for any part homes from sites of 10 or more homes after provision of all whole homes required on site.

Affordable housing provision required as part of Purbeck Local Plan site allocations will be provided on site without exception. In any other circumstance, the payment of a commuted sum for delivery of affordable homes off-site, to a value equivalent to on-site provision, will only be agreed where there are clear site specific constraints that would impact the economic viability of development.

Where an applicant considers there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they will be required to provide full justification of ~~exceptional~~ **the particular** circumstances to the Council’s satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then.

Any viability assessment will be funded by the applicant and should reflect the government’s recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or distributed through the site as far as possible.

## SMM48

### Amended text:

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#### **Rural and entry level exception sites**

- 170 There is a lack of affordable homes in parts of Purbeck where people who live and work in the District **local plan area** cannot afford to buy a home. The Council's rural exception sites policy permits affordable homes in rural areas, which address local housing needs, and in locations that are likely to encourage sustainable patterns of development by enhancing or maintaining the vitality of existing rural communities. The parishes of Swanage and Wareham and parts of Upton are not designated as small rural settlements that are eligible for rural exception sites.
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## SMM49

### Amended text:

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*(insert before paragraph 171)*

**The Council recognises that high quality small scale rural exception sites around key service villages, local service villages and those other villages with a settlement boundary can have an important role in meeting local housing needs while enhancing and maintaining the vitality of rural communities. The Council's settlement hierarchy ranks settlements according to their size, and the number and range of services and facilities they offer residents. Taking account of the settlement hierarchy, and in order to encourage sustainable patterns of development across Purbeck, the number of homes on each rural exception site should reflect the size of the settlement that it most closely relates to and the opportunities for future residents to gain access to services and facilities.**

171 The Council expects new homes on rural exception sites to be well designed, having regard to the effect on the surrounding environment **(including the appearance and character of nearby settlements and the surrounding landscape)**, access to and from the site and flood risk. The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. **The effects that affordable, and market, homes on rural exception sites have on European sites will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network (including European sites) alone, or in combination with other existing and proposed development or other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network over the life time of the development.**

172 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income.

~~Such considerations would include identification of the needs for "entry level" homes suitable for first time buyers that are not already being met by other ongoing or proposed development in Purbeck.~~

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## MM50

### Amended text:

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- 176 The NPPF suggests that Councils consider allowing some market housing on rural exception sites to cross-subsidise the affordable housing and provide a financial incentive for landowners to bring sites forward. Given the purpose and objectives of rural exceptions sites, the Council expects that the majority of homes will need to be affordable. ~~The Council commissioned a high level viability study to look into the proportion of market homes that would be needed to encourage development on rural exceptions sites which concludes that rural exception sites can be viably delivered where up to 30% are sold on the open market.~~
- 177 ~~Where a developer considers that some market homes are needed to bring forward a rural exception site, the Council will use 30% as the starting point for any site specific negotiations. The Council will not permit applications for rural exception sites that fail to deliver proportions that significantly differ from the affordable housing policy.~~
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## MM51

### Amended text:

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178 ~~The NPPF provides policy for councils when assessing planning applications for entry level exception sites. The policy includes direction on: the types of affordable housing permitted on entry level exception sites, the position / scale / design of development, site size for entry level exceptions sites and a prohibition on entry level exception sites in National Parks / AONB / green belt.~~

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## SMM52

### Amended policy:

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#### Policy H12: Rural exceptions sites

In order to meet local community needs in rural areas, except in the parishes of Swanage, Wareham and Upton, **the development of rural exception sites for** affordable housing will be permitted ~~in and around existing settlements where~~ **supported, subject to the following:**

- a. **the site is closely related to, or adjoining, a settlement (as defined in the settlement hierarchy and including those 'other villages with a settlement boundary') and the number of homes on each exception site should reflect community needs, the size of the village it most closely relates to, available infrastructure and services;**
- b. the Council is satisfied that the proposal is capable of meeting an **up to date identified, current,** local need for affordable homes within the parish, or immediately adjoining rural parishes;
- c. **individually and cumulatively, the size, appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals;**
- d. the site is not remote from existing buildings, and there is an opportunity to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities, unless the applicant can demonstrate that there are no other suitable alternatives in the parish for addressing local need;
- e. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network;**
- f. there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed **in perpetuity** by subsequent as well as initial occupiers; **and**

- g. **if any market housing is proposed to facilitate delivery of affordable homes the applicant must demonstrate, through a viability assessment, that the number of market homes is restricted to the minimum required to facilitate delivery of the proposed affordable homes. Rural exception sites must primarily provide affordable housing. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.**

~~On rural exception sites a small amount of market housing may be permitted, provided it is demonstrated as being necessary to enable the provision of significant additional affordable housing to meet local needs. At least 70% of the homes will be affordable homes, unless the applicant can demonstrate through a financial appraisal that it would not be viable to deliver the required number of affordable homes, and provided that the scheme would still predominantly be an affordable housing scheme, in accordance with the definition of a rural exception site. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.~~

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## SMM53

### Amended text:

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181 The Council's rural workers policy requires applicants to demonstrate that a rural business is economically viable. Where there is an essential functional need for a rural workers home for a rural business, to show that this business is economically viable, the Council expects applicants to submit evidence that the rural business has been established for a minimum of three years and profitable for at least one of those years. For new businesses, the Council will require evidence to demonstrate that the business has been planned on a sound financial basis. This should include estimates of the costs involved in starting the business and short / long term forecasts on net profit (taking account of all likely costs and anticipated re-investment).

*(insert after paragraph 181)*

**The effects that rural worker homes have on European sites will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 , or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network (including European sites) alone, or in combination with other existing and proposed development and other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Applicants should provide full details of any mitigation measures needed to avoid or mitigate adverse impacts on the relevant sites within the national site network with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.**

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## SMM54

### Amended policy:

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#### Policy H13: Rural workers homes in the countryside

A rural worker's house will be permitted at, or near, the worker's existing place of work provided all of the following criteria are satisfied:

- a. it is essential for the rural business that one, or more, rural workers are readily available at most times to allow the business to function;
- b. no suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- c. it can be demonstrated that the rural business is economically viable;
- d. **the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network;** and
- e. the proposed home is sited to ensure that the rural worker can meet the business's needs, is well-related to any existing building and is no larger than required to meet operational needs of the business.

If the Council considers that any of this evidence needs to be reviewed by an expert, the applicant will be expected to meet these costs in full.

Where a new home is permitted, occupancy will be subject to a condition that limits occupation to the person(s) currently or last employed as rural workers, or their surviving partner or dependent(s). Permission to vary or remove a condition limiting how a rural workers home can be occupied will only be given if the applicant can demonstrate that:

- f. the home has been realistically marketed for sale as a rural worker's home for a continuous period of at least 9 months within the last 12 months of the date when their application was submitted; and
  - g. the rural business, or any other rural businesses in the local area, no longer needs one, or more, rural workers to be readily available at most times to allow the business to function.
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## MM55

### Amended text:

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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 **and homes occupied by military personnel as their principal residence when not posted away from home.**

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## MM56

### Amended text:

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187 The Council does not consider holiday lets which are run as a business to be classed as a second home. Applications can be made specifically for new build holiday lets and where approved these homes would be restricted for holiday use through a planning condition and/or under the terms of a planning obligation.

*(insert after paragraph 187)*

**The principal residence restriction will not be applied where an existing dwelling is replaced with another dwelling, provided the existing dwelling is not subject to the principal residence restriction. Where an existing dwelling is replaced and there is a net increase in the total number of dwellings, for example:**

- **replacing an existing dwelling with more than one dwelling; or**
- **changing the use of an existing dwelling into more than one dwelling;**

**the Council will apply the principal residence restriction on all additional dwellings. Worked examples are presented below:**

- **demolish 1 dwellinghouse (currently not subject to the principal residence restriction) and replace with 6 dwellinghouses = the council would apply the principal residence restriction to the 5 additional dwellinghouses;**
  - **change of use from 1 dwellinghouse (currently not subject to the principal residence restriction) to 10 flats = the council would apply the principal residence restriction to the 9 additional flats; and**
  - **demolish 1 dwellinghouse (subject to the principal residence restriction) and replace with 1 dwellinghouse = the council would apply the principal residence restriction to the replacement dwellinghouse.**
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## MM57

### Amended policy:

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#### Policy H14: Second homes

Proposals for all ~~n~~**New** housing in the AONBDorset **National Landscape** will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy ~~includes~~ **will also be applied to** changes of use to residential. ~~And replacement homes, but~~ **This policy will not apply to:**

- a. new homes which are commercially let for holiday makers; or**
- b. a single home that is proposed as a replacement for an existing home which is not subject to the principal residence restriction.**

This policy also applies to **new** homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12. The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence. **Where an applicant is seeking permission for a commercial holiday let, the Council will restrict the use through a planning condition attached to the planning permission or by a planning obligation.**

Occupiers of such homes will be required to keep evidence that they are meeting the conditions or obligations, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner. **Proof of occupation as a holiday let will be by verifiable evidence which could include, but is not limited to, audited accounts, booking records, marketing activity, Council tax records and payment of business rates.**

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## MM58

### Amended text:

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- 188 National policy sets out clear specific guidance regarding the approach to planning for gypsy and travellers and ensuring that sufficient provision is made for assessed need for additional pitches or plots forming part of ensuring objectively assessed needs for development are met. ~~For Purbeck, a~~ **Planning** policy for gypsy and travellers is being prepared jointly with our neighbouring local authorities as part of the Dorset Gypsy and Traveller Development Plan Document (DPD) **in this local plan specifically relates to the Purbeck area. The needs of gypsies, travellers and travelling showpeople in Purbeck, will also be considered as part of the Dorset Council Local Plan.**
- 189 Through preparing the joint Dorset Gypsy and Traveller DPD, the Council has been working closely with other councils across Dorset to assess the need for gypsy and traveller accommodation and in identifying suitable sites capable of meeting this need. The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) ~~to inform the Joint DPD~~ was published October 2017. **The GTAA assesses the needs for gypsies, travellers and travelling showpeople across Dorset.**
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## SMM59

### Amended text:

- 191 There are currently two authorised gypsy and traveller sites in Purbeck. Ash Oaks Park is a public site with 16 pitches. Little Acre is a private site with 1 pitch. The sites are situated close to each other near to Wareham within the green belt and a minerals safeguarding area. All of Little Acre is inside the 400 metre consultation zone for Morden Bog and Hyde Heath European site. Parts of Ash Oaks are also inside the 400 metres consultation zone for the same European site. ~~From work undertaken to date on the Joint DPD it is not anticipated that any additional provision will be proposed within Purbeck District.~~ **The Council has not been able to identify any available and suitable sites for allocation through this plan to meet the areas accommodation needs of gypsies, travellers, travelling showpeople and those who have been excluded from the planning definition of gypsies, travellers and travelling showpeople. However, it will identify appropriate sites in the new council area to meet the assessed accommodation needs of gypsies, travellers, travelling showpeople and those people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople, as part of the preparation of the Dorset Council Local Plan.**
- 192 The Purbeck Local Plan's approach to planning for gypsy and travellers provides a complimentary planning framework to support delivery of the Joint DPD **in the interim period pending adoption of the Dorset Council Local Plan by** through establishing a positive criteria-based policy for considering gypsy and traveller applications. National planning guidance sets out key matters local planning authorities should take account of: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. It suggests that councils should also consider any locally specific criteria to assess applications that may come forward on unallocated sites. **The effects that gypsies, travellers, travelling showpeople sites (and those sites for people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople) have on the national site network (including European sites) will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network, alone or in combination with other existing and proposed development and other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Applicants should provide full details of any mitigation measures needed to avoid or mitigate adverse impacts on relevant site(s) within the national site network with their planning application, and demonstrate that the mitigation can be delivered and maintained over the life time**
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**of development.**

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## SMM60

### Amended policy:

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#### Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople

Gypsy, traveller and travelling showpeople sites will be permitted where all of the criteria listed below have been addressed to the satisfaction of the Council:

- a. the occupants have easy access to existing services and facilities including: schools, shops, health services and public transport;
  - b. the site can be safely accessed and adequate on-site parking, turning and storage can be provided;
  - c. the use would not result in harmful overlooking, overshadowing, noise, or light pollution for occupants of the site or neighbours;
  - d. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network;** and
  - e. the use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and the historic environment.
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## SMM61

Amended policy:

### Policy EE1: Employment land supply

To enable the growth of high quality employment opportunities and a prosperous local economy, provision is made for ~~47.0~~ **46.01** hectares of available employment land at a range and choice of employment sites, particularly in ~~the District's~~ **Purbeck's** towns and villages and including the development of strategic employment sites of ~~45.7~~ **44.1** hectares at Holton Heath and Dorset Innovation Park.

The following employment sites below, and identified on the policies map, will be safeguarded for employment uses (~~B1,~~ **including uses in classes B2, and B8 or any other light industrial uses falling outside these classes**).

Reference	Site Name	Parish	Total Site Extent (Ha)	Estimated Remaining Availability (Ha)
<b>Strategic employment sites</b>				
ES1	Holton Heath Trading Park	Sandford	35.0	5.7
ES2	Dorset Innovation Park (Enterprise Zone)	Wool and Winfrith	<del>50.0</del> <b>43.4</b>	<del>40.0*</del> <b>38.4</b>
<b>Other identified employment sites</b>				
ES3	Townsend Business Park, North Street	Bere Regis	0.8 <b>1.86</b>	0.0 <b>0.7</b>
ES4	Old Milk Depot	Corfe Castle	0.4	0.3
ES5	Freeland Business Park, Wareham Road	Lytchett Matravers	0.6	0.0
ES6	Factory Road Trading Estate	Lytchett Minster & Upton	3.9	0.0

ES7	Axium Centre	Organford	0.5	0.0
ES8	Romany Works Estate	Sandford	1.6	0.0
ES9	Prospect Business Park	Swanage	2.2	0.0
ES10	Victoria Avenue Estate	Swanage	2.4	0.0
ES11	Sandford Lane Estate	Wareham	9.0	1.0
ES12	Admiralty Park (Site with Certificate of Lawfulness)	Sandford	12.0	0.0
<b>ES13</b>	<b><u>West Minster Road</u></b>	<b><u>Wareham</u></b>	<b><u>2.5</u></b>	<b><u>0.0</u></b>
	<b><u>Industrial</u></b>			
<b>ES14</b>	<b><u>Johns Road</u></b>	<b><u>Wareham</u></b>	<b><u>0.5</u></b>	<b><u>0.0</u></b>
	<b><u>Industrial</u></b>			
<b>Total Provision</b>			<b>118.41</b>	<b>115.86</b>
* (including 10ha post 2023)				<b>4746.1</b>

## MM62

### Amended text:

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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 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 40ha 3.4ha being developed which already has Enterprise Zone status. **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 safeguarded for employment use in this Plan.**

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## SMM63

### Amended policy:

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#### Policy EE2: Planning for employment

##### New employment provision

New employment provision and the expansion of existing employment use(s) should be directed to the District's Purbeck's identified employment land allocations or other suitable locations in accordance with Policy V1: Spatial strategy for sustainable communities.

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 **or have an adverse impact on biodiversity. The impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.** 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.

It is important that new employment uses consider sustainable transport modes to support proposals and are in compliance with Policy I2: Improving accessibility and transport. Major employment developments (over 1ha) that generate significant amounts of movement will be required to implement sustainable travel plans.

**Redevelopment or change of use of Effective use of safeguarded employment land identified in Policy EE1**

The Council will regularly monitor its employment land supply, requirements and **the need for employment land. It will assess whether the supply of safeguarded employment land needs to be updated as part of the review of the policies and strategies in this plan.** and consider the re-designation of identified employment land for alternative suitable uses if there is no prospect of bringing the site forward for employment uses over the plan period.

**Where there is no reasonable prospect of a planning application being submitted** Proposals for development in use classes other than B1, B2, or B8 **or light industrial uses on the safeguarded employment land identified in Policy EE1 alternative uses** may be permitted where **development** they are appropriate to the location and the proposal:

- a. would not result in an excessive reduction in the supply of employment land for B1, B2, and B8 **and light industrial** uses, taking into account;
  - i. the overall amount;
  - ii. range; and
  - iii. choice of available employment land for the remainder of the plan period; and
- b. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulation). Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and**
- c. would not have an adverse impact upon the amenity and operation of neighbouring properties and businesses; and,
- d. demonstrates that the current use has been realistically marketed for a period of at least 9 months in the 12 months prior to the application, ~~to demonstrate that there is no longer a reasonable prospect of the site being used for the existing employment use.~~

**Where identified in The Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019, or where required in connection with existing development, waste management infrastructure may be permitted on safeguarded employment land following assessment against criteria b and c of this policy.**

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## SMM64

### Amended text:

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215 Wareham's town centre is also defined but the Neighbourhood Plan Group is looking to extend **extends** this boundary through their plan to increase the potential for Wareham. The Wareham Neighbourhood Plan Group anticipates completing its plan sometime in 2019 **was made by Dorset Council on 8 November 2021. The local plan policies maps which define the town centre reflect those boundaries in the made neighbourhood plan.**

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## SMM65

### Amended policy:

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#### Policy EE3: Vibrant town and local centres

The Purbeck Local Plan supports provision of an additional 700sqm (net) convenience retail floorspace.

**Policy H4: Moreton Station/Redbridge Pit requires the provision of 350sqm of the additional convenience floor space and**

**Policy H5: Wool requires the provision of the remaining 350sqm of the additional convenience floor space.**

~~The delivery of the additional need will be encouraged on associated housing allocations; Policy H4: Moreton Station / Redbridge Pit and Policy H5: Wool.~~ Identified provision at these locations will be of an appropriate scale and type relative to the allocations.

Retail development in Purbeck will be managed in accordance with **the settlement hierarchy** ~~Policy V1: Spatial strategy for sustainable communities.~~ Identified retail centres in ~~the District~~ **Purbeck** include:

- a. town centres of Swanage, Wareham and Upton; and
- b. local centres of Wool, Bere Regis, Lytchett Matravers and Corfe Castle.

Ground floor changes of use in town and local centres ~~within Class A of the Use classes Order may~~ **will** be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.

Out of town retail proposals for main town centre uses, as defined in the NPPF, will be permitted where:

- c. there is an identified need;
- d. it has been demonstrated that the location is appropriate in accordance with the sequential test as required by national planning guidance; **and**
- e. proposals over 200sqm (gross) are supported by a retail impact assessment that establishes the development would not harm the vitality or viability of town and local centres.

#### **The impact of proposed development on the national site network (including European sites), alone or in combination**

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**with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.**

### Existing provision

Development leading to the loss of uses within Class A1, A2 and A3 or the loss of D1 and D2 E uses will only be permitted if:

- f. **it can be proven that the provision is surplus to requirements;**
  - g. the change of use would not harm the vitality and viability of the town centre or local centre; and
  - h. ~~it can be demonstrated that there is no market interest to acquire or invest in the site for retail or leisure uses and the facility had been realistically marketed for nine months over the twelve month period prior to the application being submitted~~ **the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.**
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## SMM66

### Amended policy:

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#### Policy EE4: Supporting vibrant and attractive tourism

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be **distributed** in accordance with **the settlement hierarchy, inside the settlement boundaries identified on the Policies Map** ~~Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.~~

**Outside settlement boundaries** ~~the~~ Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites; and
- iv. caravan sites; ~~And~~
- v. other buildings used as holiday accommodation; ~~;~~

for tourist related activities **and tourist** accommodation, provided it:

- a. ~~would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance~~ **the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably**

- required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and**
- b. **it** does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; **and**
  - c. ~~is relative to the scale~~ **of any proposed buildings,** and nature, of the development **does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and**
  - d. **it** can demonstrate that it would result in benefits for the economy of Purbeck; and
  - e. if located within the AONB **Dorset National Landscape** or green belt, would meet the requirements of national policy as well as clauses a-d above.

### **Existing tourist accommodation**

Proposals that would lead to the loss or change of use of a hotel or other accommodation in Use Class C1 will only be permitted:

- f. where the proposal would affect five or fewer lettable bedrooms, or:
  - g. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and
  - h. **the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and**
  - i. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.
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## MM67

### Amended text

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227 The updated IDP provides the Council's latest understanding of available funding and requirements and up-to-date assessments of development costs and viability, and has been used as evidence to inform a draft revised CIL Charging Schedule and **will feed into** Regulation 123 list, the **annual infrastructure statement**. Preparation of ~~the~~ **The revised CIL Charging Schedule, which is being consulted on alongside this draft Purbeck Local Plan, will give** full consideration to the delivery of affordable housing as one of the Council's key priorities. A ~~Preliminary Draft CIL Charging Schedule~~ has already been **prepared** following consultation, proposing for residential uses a levy for ranging from £50 per square metre in the lower housing market value area, through to £100 to £180 per square metre in the highest housing market value area of the District, for non-strategic sites. A lower range of charges is proposed for sites allocated in the Purbeck Local Plan (H4 to H7), at rates of £10, £20 and £30 based upon the market values across Purbeck. This reflects the expectation that these sites will contribute significantly to local infrastructure through on site provision.

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## SMM68

### Amended text:

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230 In addition to mitigating the impact of development on heathlands, other essential infrastructure has been identified that is required to meet Habitats Regulations requirements and, thereby, enable development. Development must ensure that it does not add to the over-enrichment of the water in Poole Harbour Special Protection Area (SPA), and mitigate for disturbance to the wildlife of the harbour.

*(insert after paragraph 230)*

**Supplementary Planning Documents (SPD) provide guidance on avoiding or mitigating the impacts of residential and tourism development, equestrian activities on heathland and nutrient enrichment of Poole Harbour. These SPDs support policies E8 Dorset Heathlands and E9 Poole Harbour.**

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## SMM69

### Amended policy:

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#### Policy I1: Developer contributions to deliver Purbeck's infrastructure

The Council will work with its partners, funding bodies and infrastructure providers to secure the infrastructure required to enable sustainable growth to meet the needs of Purbeck.

Developer contributions will be sought from new proposals through a range of mechanisms in order to achieve timely and effective investment in infrastructure and secured through the application of Community Infrastructure Levy, S106 agreements and S278 agreements for works to the highway.

As part of the process of securing site specific developer contributions, the Council will have regard to the overall costs of development, including CIL, and work with applicants to ensure necessary investment in infrastructure can be secured whilst enabling otherwise sustainable and viable development to proceed. Contributions will be sought as follows:

- a. affordable housing contributions will be secured through S106 agreements in accordance with national policy and Policy H11: Affordable housing;
- b. ~~compliance with policy requirements to address Habitats Regulations will be secured through Section 106 agreements from allocated sites. Small sites will contribute to mitigation through the payment of CIL~~ **habitats mitigation will be secured through a combination of CIL and S106 agreements with CIL rates being set to reflect this approach:**
  - i. **for sites of 50 dwellings or more, heathland mitigation and nutrient mitigation (where necessary for compliance with Policy E9 and/or relevant legislation or regulations) will be secured through S106 agreements whereas mitigation of recreation impacts on Poole Harbour will be secured through CIL**
  - ii. **for small sites and windfall developments of less than 50 dwellings, all habitats mitigation will be secured on a site by site basis through either S106 or through CIL;**
- c. local transport, health and green ~~formal and informal recreation, sport and/or~~ open space improvements to address site specific impacts will be secured through S106 agreements on allocated sites. Site specific **transport and health** infrastructure

requirements are set out in the site policies and evidenced in the Infrastructure Development Plan. A contribution of £80 per house will be collected towards extending GP facilities, where the local surgery is at capacity. These rates may be revised by the relevant health body. **Contributions to off-site open space/recreation improvements will be secured through S106 agreements;**

- d. strategic transport projects will be funded through CIL or by securing external funding; and
- e. for sites of 10 or more dwellings contributions for education provision will be secured through a S106 **agreement** tariff towards the **provision of additional school facilities to meet the need of pupils generated by the development** ~~capital costs of servicing an increasing pupil population~~ at a rate of £6,161 for each dwelling of 2 or more bedrooms, not including dwellings restricted to older people. These rates may be revised by the local education authority.

If the applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a full financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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## MM70

### Amended text:

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245 A range of documents provide guidance to the Council and applicants on improving accessibility and shaping development proposals. These include: the Manual for Streets 2, Dorset Rural Roads Protocol, Coastal Car Park Design Guide and Non-residential car parking guidance. **The Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines, provide direction to applicants on identifying and designing adequate vehicle parking for proposed development.**

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## **SMM71**

### **Amended policy:**

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#### **Policy I2: Improving accessibility and transport**

The Council will work with and support its partners to create a safe, well-maintained and efficient transport system across ~~the District~~ **Purbeck** that supports economic growth and which:

- a. builds on its location through improvements to road and rail connections and other public transport provision;
- b. promotes transport choice through improvements to public transport services, the protection and improvement of public rights of way and promotion of walking and cycling networks to provide a genuine alternative to the car and facilitate changes in travel habits; and
- c. promotes and improves safety, security and opportunities for healthy lifestyle choices.

This will be achieved through the identification and promotion of opportunities to deliver improvements in road and rail connections, expansion of ~~the District's~~ **Purbeck's** cycle and pedestrian routes, enhancing the connectivity between various modes of transport, and supporting the provision of local services and facilities that reduce the need to travel, including, wherever possible, reducing reliance on the car.

Proposals for development will be required to support the Council's priorities for transport outlined above and will be permitted where they:

- d. are located in the most accessible location and ideally reduce the need to travel;
  - e. maximise the use of alternative and sustainable forms of travel;
  - f. are supported by a detailed transport assessment and a travel plan where it is likely the proposal would result in significant transport implications;
  - g. provide appropriate access to local services and facilities by foot, cycle and public transport, and safe and convenient connections to existing routes and public rights of way;
-

- h. do not compromise highway safety(including access for emergency vehicles), and/or contribute towards new/improved access to the highway and improvement of the local highway;
- i. provide for adequate parking levels ~~(in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines **across Purbeck**);~~
- j. where appropriate make provision in agreement with the Council and Highway Authority, for new electric vehicle charging points; and
- k. provide the infrastructure required **to achieve links between homes and the high-speed electronic communications network.** ~~for Superfast Broadband~~ **Where there is no provision of high speed electronic communications infrastructure locally and/or provision on unallocated sites would impact significantly on viability of the development, the Council expects applicants to submit evidence to demonstrate this. The applicant may be expected to fund the independent verification of a submitted viability assessment by a person appointed by the Council.**

#### **Local vehicle parking provision**

**Local planning policies in neighbourhood plans relating to the provision of vehicle parking should support the general principles around delivering adequate parking in accordance with this policy and be consistent with national planning policy. Where justified with robust local evidence, local policies in made neighbourhood plans may specify distinct local requirements for vehicle parking.**

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## SMM72

### Amended text:

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249 The Council is developing a Green Infrastructure Strategy. Once in place this strategy will outline how and where green infrastructure across the District **plan area** can be enhanced to deliver benefits for residents, wildlife and the environment. The strategy will co-ordinate existing schemes and plans addressing specific green infrastructure related issues in Purbeck. Examples include recreational pressures on the areas of protected heathlands and the excessive concentration of ~~nitrogen~~ **nutrients** in Poole Harbour. It will seek to promote alternatives to manage and mitigate these issues. **Local planning policies in neighbourhood plans relating to green infrastructure should support the general principles outlined in Policy I3 and national planning policy. Local Green Spaces in neighbourhood plans may positively contribute toward the objectives in the Council's emerging Green Infrastructure Strategy where justified with robust local evidence.**

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## MM73

### Amended policy:

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#### **Policy I3: Green infrastructure, trees and hedgerows**

New development will, commensurate with its size and location, be expected to protect and strengthen the existing green infrastructure network by:

- a. ensuring that future green and open space needs are planned for;
- b. enhancing and connecting cycling and walking provision between local open spaces and, where appropriate, the countryside;
- c. connecting together and enriching biodiversity and wildlife habitats; ~~and~~
- d. improving connections, green corridors and links between different components of the green infrastructure network; **and**
- e. **replacing and planting additional locally native trees and hedgerows where appropriate.**

#### **Local green space**

**Where justified with robust local evidence and consistent with national planning policy, local planning policies in neighbourhood plans may seek to identify and protect important Local Green Space.**

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## MM74

### Amended text:

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253 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. A **rural** Dorset **Council** wide playing pitch strategy is also in preparation. **The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision.** The requirement for local play and other open space facilities will be considered on a site by site basis. **Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to meet have regard to** the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.

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## MM75

### Amended policy:

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#### Policy I4: Recreation, sport and open space

##### New facilities

Residential development **on allocated sites** 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.~~ Facilities should be designed to provide for lifetime use. In exceptional circumstances, **where appropriate** only, the Council will consider a financial contribution to provide and/or enhance facilities off-site, **or a combination of on-site and off-site facilities. Where a gap in provision is identified major residential sites (10 dwellings or more) will be required to make a financial contribution to provide and/or enhance facilities off-site. The Council will not seek formal and informal recreation, sport and/or open space facilities on-site, or financial contributions, for minor residential development.**

##### Safeguarding existing facilities

All open space, sport and recreation areas will be protected in accordance with national policy. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period; ~~and/or suitable replacement facilities are provided;~~ **or the benefits of alternative sports and recreation provision would outweigh the loss of the current or former use.**

##### Replacement Facilities

Any replacement provision will take account of the needs of the area and current standards of open space, sport and/or recreational provision but should be equivalent to, or an improvement upon, the existing resource, in terms of size, attractiveness, quality and accessibility.

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## SMM76

### 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, by way of compensatory mitigation measures, offers the potential to meet the identified need for supports delivery of a strategic SANG in this part of the Purbeck area as identified on the local plan policies map District. The Council is satisfied that a strategic SANG in this location would maintain the openness of the green belt and the purposes of including land within it and therefore is likely of itself to be an appropriate form of development in the green belt. A strategic SANG would also serve to enhance the green belt's beneficial use through increasing access and by encouraging recreation. Green belt boundaries would not need to be altered to support delivery of the strategic SANG, which could be delivered independently or potentially alongside enabling development (subject to the Council being satisfied that there were 'very special circumstances' if the enabling development was assessed as being inappropriate development in the green belt). The Council may also consider use of its compulsory purchase powers to ensure that the strategic SANG is delivered within the Plan period. However, taking account of the potential lead in times involved in pursuing the available options to deliver the strategic SANG, the Council has also identified deliverable heathland infrastructure projects which can mitigate the impacts of residential development in the shorter term and up to the date when it forecasts the adoption of the Dorset Council Local Plan. The Council will also explore the opportunities to develop and deliver other suitable strategic heathland infrastructure projects where necessary. 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 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.~~
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## **SMM77**

**Amended policy:**

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### **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~~ subject to agreement between the landowner applicant, the Council and Natural England. **In the event that such an agreement cannot be reached, the Council will either take necessary steps to secure its delivery or secure alternative options for mitigation.**

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

- a. **stock proof fencing to enable free running dogs;**
- b. **new woodland planting;**
- c. **dog access to the stream;**
- d. **footpath routes;**
- e. **visitor management and monitoring;**
- f. **hardening up of boundaries to divert the public from heathland;**
- g. **possible grazing compartments; and**
- h. **new car park to intercept users which may be up to 30 spaces over time.**

**This list is not exhaustive. Provision will also be required to manage and maintain the SANG in perpetuity.**

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## SMM87

### Amended text:

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- 263 ~~PLCG has undertaken a review of healthcare provision, called 'Making Purbeck Fit for the Future'. The project looked at how people in Purbeck can get the best possible health and social care in future. The Purbeck Healthcare Review and the subsequent Clinical Services Review instigated by Dorset CCG, concluded that the NHS should retain the Swanage community hospital, close the beds in Wareham community hospital, and develop a Wareham health hub providing integrated social care and health services, including GP surgery and ambulance station.~~ **The GP Partnership at Streche Road in Wareham, supported by NHS Dorset CCG, is to develop a new GP Surgery on the former Middle School site, in partnership with the council, as part of a health, social care and housing hub.**
- 264 ~~Dorset County~~ **The** Council's Building the Right Assets - an Adult Social Care Accommodation Needs Assessment 2018-2028 identifies ~~the District's~~ **Purbeck's** needs for adult social care accommodation; respite accommodation, **extra care housing, supported living,** residential and nursing care and key worker housing. Many of these requirements will be delivered as part of ~~a~~ **the** ~~C~~**community H** ~~health,~~ **social care and housing H** ~~hub~~ **on the former middle school site** in Wareham, ~~an associated care village,~~ or developing additional capacity around existing Council owned sites, **e.g. Anglebury Court in Bonnet's Lane.** Currently ~~Dorset County~~ **the** Council is ~~considering~~ using part of the Middle School site for temporary modular housing which can be moved when the health hub project is advanced further.
- 265 ~~The NHS locality team~~ **GP Partnership** is working closely with ~~Dorset County~~ **the** Council's ~~Adult Social Care Team~~ to maximise the use of their assets in Wareham to achieve integrated health and social care. The key sites ~~are~~ **is** the former Middle School site on Worgret Road and ~~NHS property on Streche Road — hospital, GP surgery and ambulance station.~~
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## SMM78

Amended policy:

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### **Policy I6: Wareham integrated health, and social care and housing**

The former Middle School at Worgret Road, Wareham as identified on the policies map will be developed to ~~enable the relocation of existing health care facilities from Streche Road, Wareham and provide an integrated health, and social care~~ **and housing** hub. **The impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be subject of appropriate assessment for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where likely significant effects are identified by an appropriate assessment taking into account the lifetime of the development, the proposal will be required to demonstrate how the development will avoid or otherwise mitigate adverse impact on the integrity of the relevant site(s) in the national site network.**

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## MM79

### Amended text:

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266 Community facilities provide for the health and wellbeing; social; educational; spiritual; recreational; leisure and cultural needs of the community. These include, **but are not limited to**: rail infrastructure; post offices; village/local shops; financial/banking facilities; public houses; garages; petrol stations; cafés; restaurants; community halls; places of worship; nursing homes; rest homes; dental practices; doctors' surgeries; health centres; pharmacies; hospices; schools and education facilities; libraries; recreational facilities (such as children's play areas and sports fields); child nurseries; museums; performance arts; art galleries; concert halls; public art; and cinemas.

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## MM80

### Amended text:

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269 The Council's policy for the retention of community facilities includes a requirement for applicants to submit appropriate evidence if the loss of a community facility is to be justified. **The services offered through community facilities are provided by a range of public and private organisations. Some of these service providers are subject to separate regulation and control. The Council recognises that it will not always be appropriate for public organisations to submit evidence around the sales, marketing and economic viability of an existing use.** Further detailed guidance on the information that must be provided for such applications is provided on the Council's website and will be highlighted as a requirement for the validation of planning applications through any pre-application discussions.

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## SMM81

### Amended policy:

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#### Policy I7: Community facilities and services

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

- a. the use cannot reasonably be met within a settlement, and the facility:
  - i. meets an identified local need;
  - ii. **where appropriate** is located close to a settlement **or** in an accessible location; and
  - iii. its impact on landscape, environment and local character is minimised.

#### New development and provision of community facilities and services

New development should demonstrate that it can be adequately served by community facilities and services. Where shortfalls in the capacity of existing community facilities and services are identified, appropriate developer contributions will be sought to ensure adequate funding is available to accommodate the impacts of the development.

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

These requirements are set out in the sites policies and IDP.

#### Replacement facilities and services

Development (including change of use) that would replace an existing community facility/services, **that are delivered by private sector organisations, individuals or companies for profit,** with a new community facility or service will only be permitted if:

- b. the replacement is equivalent to, or an improvement on, what will be replaced;
- c. it replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and
- d. it would provide an alternative community facility(ies) or service(s) that would support a demonstrable local need.

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

**The impact of proposed development on the national site network (including European sites), alone or in combination with other plans and projects, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where development is found to have a probability or a risk of likely significant effects on the national site network (including European sites) either individually or cumulative with existing or proposed development elsewhere, an appropriate assessment will be required. Applicants should provide the information required by the Council to undertake an appropriate assessment, together with full details of any mitigation measures considered to be needed to avoid or mitigate adverse impacts on the national site network with their planning application, and also demonstrate that mitigation can be delivered and maintained over the life time of development.**

### **Safeguarding existing facilities and services**

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

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

**Development (including change of use) that would result in the loss of existing facilities/services that are delivered by public bodies, or private bodies delivering public services, or non-profit organisations, will only be permitted where suitable evidence justifying the loss is submitted by the applicant.**

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## SMM82

### Amended text:

275 The monitoring framework sets out how the Council will monitor the Purbeck Local Plan policies.

### Vision and objectives

Policy	Targets	Monitoring details
Policy V1: Spatial strategy for sustainable communities	This is an overarching policy. Targets set out in other detailed policies in the plan.	n/a
Policy V2: Green belt	This is an overarching policy. Targets set out in other detailed policies in the plan.	n/a

### Environment

Policy	Targets	Monitoring details
Policy E1: Landscape	Conserve and enhance designated and non-designated landscapes.	Use of Policy E1 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E2: Historic environment	Conserve and enhance heritage assets.	Use of Policy E2 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E3: Renewable energy	Renewable energy development proposals appropriately sited.	Monitoring of planning applications for renewable energy uses to be reported in the authority monitoring report.

Policy E4: Assessing flood risk	No planning applications approved contrary to the advice of Environment Agency on flooding grounds.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E5: Sustainable drainage systems	No planning applications approved contrary to the advice of Lead Local Flood Authority.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E6: Coastal change management areas	No new homes developed in the coastal change management areas.	Use of Policy E6 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	<del>Use of Policy E7 in refusing planning applications to</del> <b><u>Number of applications refused because of a negative appropriate assessment will</u></b> be monitored and <del>trends</del> reported in the authority monitoring report.
Policy E8: Dorset heathlands	No residential, tourist accommodation or equestrian related development within 400m of protected heathlands. Appropriate mitigation provided for development within 5km of protected heathlands.	Progress on delivery of mitigation projects <b><u>will be</u></b> reported <del>annually</del> in the <del>CIL and Section 106 monitoring</del> Annual Infrastructure Statement. Access monitoring and visitor data, along with any data on <b><u>species monitoring and</u></b> habitat conditions <del>will be reported in the authority monitoring report</del> published when available.

<p>Policy E9: Poole Harbour</p>	<p>No development allowed that leads to adverse impact on Poole Harbour. Appropriate mitigation provided in line with <b><u>taking account of the most up to date evidence and council position alongside the</u></b> nitrogen reduction in Poole Harbour SPD and emerging recreation in Poole Harbour SPD.</p>	<p>Progress on delivery of mitigation projects <del>reported annually in the CIL and Section 406 monitoring report.</del> <b><u>will be reported in the Annual Infrastructure Statement.</u></b></p> <p><b><u>Any reports on habitat conditions or trends in protected species within the SPA/Ramsar will be published.</u></b></p>
<p>Policy E10: Biodiversity and geodiversity</p>	<p>Conserve and enhance biodiversity and geodiversity.</p>	<p>Use of Policy E10 in refusing planning applications to be monitored and trends reported in the authority monitoring report.</p>
<p>Policy E11: Development next to sewage treatment works and pumping stations</p>	<p>Development close to sewage treatment works only permitted where neighbour amenity impacts are acceptable.</p>	<p>Use of Policy E11 in refusing planning applications to be monitored and trends reported in the authority monitoring report.</p>
<p>Policy E12: Design</p>	<p>High quality standard of design in development.</p>	<p>Number of appeals allowed following refusal on design grounds to be monitored and trends reported in the authority monitoring report.</p>

## Housing

Policy	Targets	Monitoring details
Policy H1: Local housing requirement	Deliver <b><u>186</u></b> 468 houses per year.	Progress on housing delivery to be reported in the authority monitoring report.
Policy H2: The housing land supply	Deliver the following housing: <b><u>around</u></b> 470 homes ( <b>+65 extra care units</b> ) at Wool; <b><u>around</u></b> 490 homes ( <b>+65 extra care units</b> ) at Moreton Station / Redbridge Pit; <b><u>around</u></b> 150 homes at Lytchett Matravers; <b><u>around</u></b> 90 homes at Upton; <b><u>around 91</u></b> 450 homes through Swanage Local Plan; <b><u>around 167</u></b> 300 homes through Wareham Neighbourhood Plan; <b><u>around 122</u></b> 405 homes through Bere Regis Neighbourhood Plan; and 933 <b><u>around 782</u></b> homes through small sites, windfall <b>and exceptions sites.</b>	Progress on housing delivery to be reported in the authority monitoring report.



Policy H3: New housing development requirements	Ensure housing allocation sites deliver necessary supporting infrastructure, affordable housing and mitigation.	Progress on delivery of mitigation <u>infrastructure</u> reported annually in the CIL and Section 106 monitoring report <b><u>will be reported in the Annual Infrastructure Statement.</u></b>
Policy H4: Moreton Station / Redbridge Pit	Deliver 490 homes, a 65 bed care home <u>extra care units</u> and necessary infrastructure at Moreton Station / Redbridge Pit.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of mitigation <u>infrastructure</u> reported annually in the CIL and Section 106 monitoring report <b><u>will be reported in the Annual Infrastructure Statement.</u></b>
Policy H5: Wool	Deliver 470 homes, a 65 bed care home <u>extra care units</u> and necessary infrastructure at Wool.	
Policy H6: Lytchett Matravers	Deliver 150 homes and necessary infrastructure at Lytchett Matravers.	
Policy H7: Upton	Deliver 90 homes and necessary infrastructure at Upton.	
Policy H8: Small sites next to existing settlements	Ensure spread of new housing across the District <u>Plan area.</u>	
		Progress on delivery of housing numbers delivered in relation to the small sites policy to be reported in the authority monitoring report. <b><u>Monitor the number and spatial distribution of homes permitted on small sites to ascertain whether the cumulative impacts of development are likely to have significant effects on the national site network (including European sites) that would require specific mitigation.</u></b>

<p>Policy H9: Housing mix</p>	<p>Housing developments to reflect the variety in sizes of market and affordable homes recommended by the <b><u>2015 SHMA, the latest 2018 SHMA update or other recent evidence.</u></b></p>	<p>Progress on housing delivery to be reported in the authority monitoring report.</p>
<p>Policy H10: <del>Part M of the Building Regulations</del> <b><u>Adaptable and accessible homes.</u></b></p>	<p>Ensure percentage of homes on developments have increased accessibility.</p>	<p>Planning applications to be monitored and reported in the authority monitoring report.</p>
<p>Policy H11: Affordable housing</p>	<ul style="list-style-type: none"> <li>• Delivery of 40% of affordable homes on <b><u>market led greenfield development</u></b> sites of 10 or more homes.</li> <li>• <b><u>Deliver 30% affordable homes on market led brownfield development sites of 10 or more homes.</u></b></li> <li>• Delivery of 20% as a commuted sum for affordable housing for <b><u>sites of 2-9 homes.</u></b></li> </ul>	<p>Progress on affordable housing delivery to be reported in the authority monitoring report.</p>
<p>Policy H12: Rural exception sites</p>	<p>Deliver affordable homes in rural areas.</p>	<p>Progress on affordable housing delivery to be reported in the authority monitoring report.</p>

Policy H13: Rural workers homes in the countryside	Deliver homes required to support appropriate economic growth in rural areas.	Monitoring of planning applications for rural workers homes to be reported in the authority monitoring report.
Policy H14: Second homes	All new homes, <b><u>other than replacement homes</u></b> , in the <b><u>AONB Dorset National Landscape</u></b> , small sites and rural exception sites used as principal residence.	Use of planning condition to secure principal residence in appropriate areas reported in the authority monitoring report.
Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople.	<del>Work with neighbouring council to deliver joint DPD and</del> Approve applications for appropriate sites <b><u>and work on development strategy for meeting needs in the Dorset Council Local Plan.</u></b>	Progress on housing delivery to be reported in the authority monitoring report.

## Economy

Policy	Targets	Monitoring details
Policy EE1: Employment land supply	Maintain a supply of employment land and delivery of allocated sites.	Progress on strategic employment sites to be reported in the authority monitoring report.
Policy EE2: Planning for employment	Protect existing <b><u>safeguarded</u></b> employment land	Monitoring of planning applications involving the loss of land, floor space or premises on employment sites (B use classes) to be reported in the authority monitoring report.

Policy EE3: Vibrant town and local centres	<b>Support A</b> appropriate retail provision.	Monitoring of planning applications for retail uses to be reported in the authority monitoring report.
Policy EE4: Supporting vibrant and attractive tourism	<b>Support H</b> high quality tourism accommodation.	Monitoring of planning applications for retail tourism accommodation be reported in the authority monitoring report.

## Infrastructure

Policy	Targets	Monitoring details
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; <del>nitrogen</del> <b>nutrient</b> mitigation; local transport; health; open space; and	Progress <del>reported annually in the GIL and Section 106 monitoring report</del> <b>will be reported in the Annual Infrastructure Statement.</b>
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress <del>reported annually in the GIL and Section 106 monitoring report</del> <b>will be reported in the Annual Infrastructure Statement.</b> Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.

<p>Policy I4: Recreation, sport and open space</p>	<p>Protect and improve recreation, sport and open space facilities.</p>	<p><del>Progress reported annually in the CIL and Section 106 monitoring report</del> <b><u>will be reported in the Annual Infrastructure Statement.</u></b></p> <p>Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority. Monitoring</p>
<p>Policy I5: Morden Park strategic SANG and holiday park</p>	<p>Provide a strategic SANG to assist in mitigating smaller housing development in the District <b><u>Plan area.</u></b></p>	<p><del>Progress reported annually in the CIL and Section 106 monitoring report</del> <b><u>will be reported in the Annual Infrastructure Statement.</u></b></p> <p><b><u>Delivery of SANG, including progress and actions taken to facilitate bringing it forward, together with the availability of alternative mitigation capacity for small housing development in the Plan area</u></b> monitoring will be reported in the authority monitoring report.</p>
<p>Policy I6: Wareham integrated health, and social care <b><u>and housing</u></b></p>	<p><del>Relocate existing facilities and p</del>Provide health and social care hub, <b><u>and housing.</u></b></p>	<p>Progress on the Wareham hub to be reported in the authority monitoring report.</p>

<p>Policy I7: Community facilities and services</p>	<p>Protect and improve community facilities and services.</p>	<p>Progress <del>reported annually in the CIL and Section 106 monitoring report</del> <b><u>will be reported in the Annual Infrastructure Statement.</u></b></p> <p>Use of Policy I7 in refusing planning applications to be monitored and trends reported in the authority. Monitoring report.</p>
<p>Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy.</p>	<p>Summary of approach to Monitoring.</p>	<p>n/a</p>

## **MM83**

**Insert text in Glossary:**

**Extra care: Purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Occupants have specific tenure rights. Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. The intention is for residents to benefit from varying levels of care as need requires.**

**Age specific housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.**

**Supported housing for the elderly: (Retirement living or sheltered housing) This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance through an alarm, warden or telecare system.**

**Accessible and adaptable homes: as per Optional Technical Housing Standard M4(2) Category 2: Accessible and adaptable dwellings.**

**High-speed electronic communications network: An electronic communications network which is capable of delivering broadband access services at speed of at least 30 Mbps**

**Heathland Infrastructure Projects (HIP): HIPs are projects that provide facilities to attract people away from protected heathland sites. Projects are tailored to the specific needs that have been identified through the HRAs of the local authority's local plans as being requirements for the avoidance or mitigation of adverse effects from development. Of these projects SANGs (Suitable Alternative Natural Greenspaces) are the most significant element of provision, having a key role in attracting residents away from the Dorset Heaths. Other projects are likely to be more bespoke to local areas and for example may consist of creating linkages between open green spaces, recreational facilities such as BMX tracks or fire access measures.**

**Strategic Access Management and Monitoring (SAMM): This includes projects to influence and manage the behaviour and activities of visitors to heathland and monitor usage and behaviour of visitors to heathland and SANGs. Some of this is carried out in partnership to avoid displacing impacts across local authority boundaries. Other projects are local in scale. The work can include wardening, educational and interpretation work and managing access to sites.**

**Light industrial uses comprise use for: a) an office to carry out any operational or administrative functions, b) the research and development of products or processes, or c) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.**

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## **SMM84**

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### **Appendix 1: Other documents referred to in the Purbeck Local Plan**

**Conservation area appraisals (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);**

**Dorset AONB Landscape Character Assessment (2008) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);**

**Dorset Area of Outstanding Natural Beauty (AONB) Management Plan (2014 – 2019) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);**

**Dorset Biodiversity Strategy (2003) (Referred to at: paragraph 97 in respect to Policy E10: Biodiversity and geodiversity);**

**Dorset Landscape Change Strategy (2010) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);**

**Dorset Rural Roads Protocol (2008) (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);**

**Coastal Car Park Design Guide (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);**

**Eastern Dorset 2015 Strategic Housing Market Assessment (Referred to at: paragraphs 108, 152, 154, 163 and 164 in respect to Policy H1: Local housing requirement and Policy H9: Housing mix);**

**Fields in Trust Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (2015) (Relating to the interpretation of a requirement in: Policy H3: New housing development requirements);**

**Historic Environment Records (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);**

**Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (2014) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);**

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**Manual for Streets 2 (2011) (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);**

**Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017) (Relating to the assessment of the impacts of development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlements and H12: Rural Exception Sites);**

**Non-Residential Parking Guidance (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);**

**Poole and Christchurch Bays Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));**

**Purbeck District Council, Swanage Level 2 Strategic Flood Risk Assessment (2016) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);**

**Purbeck District Design Guide, Supplementary Planning Document (2014) (Referred to at: paragraph 104 in respect to Policy E12: Design);**

**Purbeck Local Plan Review, Strategic Flood Risk Assessment (SFRA) Level 1, (2018) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);**

**Residential Car Parking Provision, Local Guidance for Dorset (2011) (Referred to at: paragraph 104 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);**

**SHMA Update for Purbeck, Purbeck District Council (2018) (Referred to at: paragraphs 109, 110, 112, 163 in respect to Policy H1: Local housing requirement);**

**South Devon and Dorset Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));**

**The Dorset Heathlands Planning Framework 2020 – 2025, Supplementary Planning Document, (April 2020) (Relating to the assessment of the impacts of development on Dorset Heathlands as required by: Policy E8: Dorset heathlands, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlement and H12: Rural exception sites);**

**The Poole Harbour Recreation 2019-2024, Supplementary Planning Document (April 2020)(Relating to the assessment of the impacts of development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, H8: Small sites next to existing settlements and H12: Rural exceptions sites);**

**Townscape character appraisals (Supplementary Planning Documents) for: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Swanage, Upton, Wareham North, Wareham and Wool. (Referred to at: paragraph 104 in respect to Policy E12: Design).**

**Active Dorset: Sport and Leisure Facilities Needs Assessment: Purbeck District Council (2017) (Referred to at: paragraph 253 in respect to Policy I4: Recreation, sport and open space);**

**Dorset Joint Health and Wellbeing Strategy 2016 – 2019 (2016) (Referred to at: paragraph 259 in respect to Policy I6: Wareham integrated health and social care);**

**Building the Right Assets, An Adult Social Care Accommodation Needs Assessment 2018 to 2028 (Referred to at: paragraph 264 in respect to Policy I6: Wareham integrated health and social care);**

**Settlement Strategy Update (2017) (Referred to at: paragraph 267 in respect to Policy I7: Community facilities and services).**

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## SMM85

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### Appendix 2 – small and medium sized sites

#### Potentially suitable small sites (Policy H8).

<u>Site</u>	<u>SHLAA Reference</u>	<u>Council Estimated Capacity</u>
<u>West Lane Stoborough Fields, Stoborough (approximately 0.5 ha) (estimated yields updated to take account of planning applications)</u>	<u>SHLAA/0001</u>	<u>15</u>
<u>West Lane, Stoborough (approximately 0.63 ha) (estimated yields updated to take account of planning applications)</u>	<u>SHLAA/0002</u>	<u>15</u>
<u>Site opposite depot, East Chaldon (approximately 0.17 ha)</u>	<u>SHLAA/0013</u>	<u>4</u>
<u>Prospect Farm, Swanage (approximately 1 ha)</u>	<u>SHLAA/0055</u>	<u>29</u>
<u>Opposite Wilton Cottage, West Lulworth (approximately 0.67 ha)</u>	<u>SHLAA/0066</u>	<u>4</u>
<u>Adjacent to the Hall, Church Road, West Lulworth (approximately 0.35 ha)</u>	<u>SHLAA/0067</u>	<u>4</u>
<u>Adjacent to Thornicks House, Winfrith Newburgh (approximately 0.841 ha)</u>	<u>SHLAA/0070</u>	<u>9</u>
<u>Draytons Dairy, School Lane, Winfrith Newburgh (approximately 0.5 ha)</u>	<u>SHLAA/0072</u>	<u>7</u>
<u>Rear 1 and 2 High Street, Winfrith Newburgh (approximately 0.43 ha)</u>	<u>SHLAA/0076</u>	<u>8</u>
<u>Maple Lodge, Moreton Station (approximately 0.76 ha)</u>	<u>SHLAA/0096</u>	<u>15</u>
<u>Opposite Brook House, Water Lane, Winfrith Newburgh (approximately 0.29 ha)</u>	<u>SHLAA/0118</u>	<u>7</u>
<u>Land adjacent to 1 Church Road, West Lulworth (approximately 0.31 ha)</u>	<u>SHLAA/0113</u>	<u>4</u>
<u>Adjacent to the Bungalow, Chydyok Road, East Chaldon (approximately 0.25ha)</u>	<u>SHLAA/0114</u>	<u>4</u>

<u>Site</u>	<u>SHLAA Reference</u>	<u>Council Estimated Capacity</u>
<u>Opposite Draytons Dairy, School Lane, Winfrith Newburgh (approximately 0.12 ha)</u>	<u>SHLAA/0117</u>	<u>3</u>
<u>Opposite Garage, East Lulworth (approximately 0.14 ha)</u>	<u>SHLAA/0120</u>	<u>3</u>
<u>Pug Pit, Wool (approximately 0.76 ha) (included in list following submission of planning application. SHLAA reference is the land availability assessment undertaken for the Dorset Council Local Plan)</u>	<u>LA/WOOL/009</u>	<u>8</u>
		<b>Total : 139</b>

**Small and medium sized housing sites allocated for development in made Bere Regis Neighbourhood Plan and made Wareham Neighbourhood Plan**

<u>Made Bere Regis Neighbourhood Plan</u>		
<u>Site location</u>	<u>Policy Reference</u>	<u>Council Estimated capacity</u>
<u>Bere Regis, Former School Site (approximately 0.7 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>23</u>
<u>Bere Regis, North Street (approximately 0.6 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>12</u>
<u>Bere Regis, Tower Hill (approximately 0.1 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>3</u>
<u>Bere Regis, White Lovington (approximately 1 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>17</u>
		<b>Total:55</b>

<b><u>Made Wareham Neighbourhood Plan</u></b>		
<b><u>Site location</u></b>	<b><u>Reference (policy references are taken from the emerging Wareham Neighbourhood Plan and may be subject to change)</u></b>	<b><u>Council Estimated capacity</u></b>
<b><u>Wareham, Johns Road (approximately 0.28ha )</u></b>	<b><u>(Policy H6)</u></b>	<b><u>15</u></b>
<b><u>Wareham, Former Gasworks and Autopoints Sits (approximately 0.41 ha)</u></b>	<b><u>(Policy H7)</u></b>	<b><u>20</u></b>
<b><u>Wareham, Anglebury Court, Bonnets Lane (approximately 0.56ha)</u></b>	<b><u>(Policy GS3)</u></b>	<b><u>42</u></b>
		<b><u>Total:77</u></b>

**Small and medium sized sites with planning permission (at 31<sup>st</sup> March 2022)**

<b><u>Site location</u></b>	<b><u>Planning reference</u></b>	<b><u>Commitment on site</u></b>
<b><u>Store to r/o 18 &amp; 20 South Street, Trinity Lane, Wareham</u></b>	<b><u>6/2020/0312</u></b>	<b><u>1</u></b>
<b><u>35 Sherford Close, Wareham, BH20 4JL</u></b>	<b><u>6/2020/0486</u></b>	<b><u>1</u></b>
<b><u>Sandford General Stores, Sandford Road, Sandford, Wareham, BH20 7AF</u></b>	<b><u>PDR/2020/0001</u></b>	<b><u>2</u></b>
<b><u>Land rear of 9 &amp; 9A Daniel Drive, Wareham, BH20 4RU</u></b>	<b><u>6/2020/0417</u></b>	<b><u>1</u></b>
<b><u>West Mill Farm, Wareham Common, Wareham, BH20 6AA</u></b>	<b><u>6/2018/0084</u></b>	<b><u>1</u></b>
<b><u>4 St Michaels Road, Wareham, BH20 4QU</u></b>	<b><u>6/2020/0613</u></b>	<b><u>2</u></b>
<b><u>44 Bestwall Road, Wareham, BH20 4JA</u></b>	<b><u>6/2021/0108</u></b>	<b><u>1</u></b>
<b><u>12 Daniel Drive, Wareham, BH20 4RU</u></b>	<b><u>6/2020/0309</u></b>	<b><u>1</u></b>
<b><u>15B South Street Wareham BH20 4LR</u></b>	<b><u>P/FUL/2021/04060</u></b>	<b><u>1</u></b>
<b><u>132 Northmoor Way, Wareham</u></b>	<b><u>6/2019/0397</u></b>	<b><u>1</u></b>

<b><u>Site location</u></b>	<b><u>Planning reference</u></b>	<b><u>Commitment on site</u></b>
<b><u>15C Commercial Road, Swanage, BH19 1DF</u></b>	<b><u>6/2018/0076</u></b>	<b><u>1</u></b>
<b><u>Flat 3 &amp; 4 135 High Street Swanage BH19 2NB</u></b>	<b><u>6/2020/0257</u></b>	<b><u>-1</u></b>
<b><u>Land to the west of York Cottage, Russell Avenue, Swanage, BH19 2ED</u></b>	<b><u>6/2019/0625</u></b>	<b><u>1</u></b>
<b><u>4 Russell Avenue, Swanage, BH19 2EB</u></b>	<b><u>6/2019/0045</u></b>	<b><u>1</u></b>
<b><u>27 Station Road, Swanage, BH19 1AD</u></b>	<b><u>6/2019/0366</u></b>	<b><u>1</u></b>
<b><u>10 The Parade Swanage BH19 1DA</u></b>	<b><u>6/2019/0609</u></b>	<b><u>2</u></b>
<b><u>3 De Moulham Road, Swanage, BH19 1NP</u></b>	<b><u>6/2019/0648</u></b>	<b><u>4</u></b>
<b><u>Swanage Police Station, Argyle Road, Swanage, BH19 1HZ</u></b>	<b><u>6/2020/0226</u></b>	<b><u>6</u></b>
<b><u>Land adjacent to 41 Jubilee Road, Swanage, BH19 2SE</u></b>	<b><u>6/2020/0430</u></b>	<b><u>1</u></b>
<b><u>Land at Priests Road, Swanage, BH19 2RL</u></b>	<b><u>6/2020/0154</u></b>	<b><u>3</u></b>
<b><u>Rear Of 31, Station Road, Swanage, BH19 1AD</u></b>	<b><u>6/2021/0270</u></b>	<b><u>1</u></b>
<b><u>48 Victoria Avenue, Swanage, BH19 1AP</u></b>	<b><u>6/2020/0585</u></b>	<b><u>5</u></b>
<b><u>39 De Moulham Road, Swanage, BH19 1NU</u></b>	<b><u>6/2021/0183</u></b>	<b><u>1</u></b>
<b><u>3 Park Road Swanage BH19 2AA</u></b>	<b><u>P/FUL/2021/04767</u></b>	<b><u>1</u></b>
<b><u>Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH</u></b>	<b><u>6/2021/0184</u></b>	<b><u>2</u></b>
<b><u>The Chatsworth Centre, 33-41 Ulwell Road, Swanage, BH19 1LG</u></b>	<b><u>P/FUL/2022/01256</u></b>	<b><u>5</u></b>
<b><u>35-41 Ulwell Road Swanage (old outdoor learning centre)</u></b>	<b><u>P/FUL/2022/03484</u></b>	<b><u>6</u></b>
<b><u>Purbeck Heights, Priests Way, Herston, Swanage, BH19 2RS</u></b>	<b><u>6/2020/0240</u></b>	<b><u>8</u></b>
<b><u>6 Llewellyn Close, Upton</u></b>	<b><u>6/2020/0169</u></b>	<b><u>4</u></b>
<b><u>Park Farm Cottage, Poole Road, UPTON BH16 5LW</u></b>	<b><u>6/2017/0323</u></b>	<b><u>-1</u></b>
<b><u>20 Heights Approach, Upton, BH16 5QZ</u></b>	<b><u>6/2019/0407</u></b>	<b><u>1</u></b>
<b><u>Land rear of 140 Dorchester Road Upton BH16 5NX</u></b>	<b><u>6/2020/0123</u></b>	<b><u>1</u></b>
<b><u>Yearlings Poultry Farm, Bere Regis, Wareham, BH20 7LS</u></b>	<b><u>PDA/2020/0004</u></b>	<b><u>4</u></b>
<b><u>73 West Street, Bere Regis, Wareham, BH20 7HL</u></b>	<b><u>6/2020/0334</u></b>	<b><u>1</u></b>
<b><u>12 King George V Road, Bovington BH20 6JQ</u></b>	<b><u>6/2019/0247</u></b>	<b><u>3</u></b>
<b><u>Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD</u></b>	<b><u>6/2019/0561</u></b>	<b><u>1</u></b>
<b><u>The Potting Shed, Glebe House, Bucknowle BH20 5NS</u></b>	<b><u>6/2019/0340</u></b>	<b><u>1</u></b>

<u>Site location</u>	<u>Planning reference</u>	<u>Commitment on site</u>
<u>24 West Street, Corfe Castle, Wareham, BH20 5HD</u>	<u>6/2020/0141</u>	<u>2</u>
<u>Cotters Pound, 32 East Street, Corfe Castle, Wareham, BH20 5EQ</u>	<u>6/2019/0350</u>	<u>1</u>
<u>Land adj 8 Arundel Terrace, Langton Matravers</u>	<u>6/2017/0343</u>	<u>1</u>
<u>12 Capston Field, Langton Matravers, Swanage, BH19 3HP</u>	<u>6/2020/0353</u>	<u>1</u>
<u>The Old Malthouse, High Street, Langton Matravers BH19 3HB</u>	<u>6/2019/0604</u>	<u>3</u>
<u>Oak Ridge, Flowers Drove, Lytchett Matravers, BH16 6BX</u>	<u>6/2020/0204</u>	<u>1</u>
<u>164 Wareham Road, Lytchett Matravers, Poole, BH16 6DT</u>	<u>6/2020/0314</u>	<u>1</u>
<u>Land at New Park Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP</u>	<u>6/2020/0292</u>	<u>1</u>
<u>Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP</u>	<u>6/2021/0352</u>	<u>2</u>
<u>Windy Ridge, Eldons Drove, Lytchett Matravers, Poole, BH16 6HH</u>	<u>6/2021/0038</u>	<u>1</u>
<u>The Cottage Foxhills Road Lytchett Matravers Poole BH16 6BD</u>	<u>P/FUL/2021/02612</u>	<u>1</u>
<u>Land Rear of 40 Wareham Road Lytchett Matravers Poole BH16 6DR</u>	<u>P/FUL/2021/02595</u>	<u>1</u>
<u>Whytewood Lodge Jennys Lane Lytchett Matravers BH16 6BP</u>	<u>6/2021/0352</u>	<u>2</u>
<u>Crack Lane, Langton Matravers, BH19 3EF</u>	<u>6/2021/0352</u>	<u>8</u>
<u>West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA</u>	<u>6/2018/0653</u>	<u>3</u>
<u>Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD</u>	<u>6/2016/0333</u>	<u>1</u>
<u>Home Farm Dorchester Road Winfrith Newburgh DT2 8DD</u>	<u>6/2021/0377</u>	<u>1</u>
<u>Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ</u>	<u>6/2019/0523</u>	<u>7</u>
<u>Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ</u>	<u>PDR/2020/0002</u>	<u>3</u>



<b><u>Site location</u></b>	<b><u>Planning reference</u></b>	<b><u>Commitment on site</u></b>
<b><u>Garages off Knowle Hill, rear of 29-32 Knowle Hill, Wool, BH20 6DG</u></b>	<b><u>6/2020/0415</u></b>	<b><u>4</u></b>
<b><u>West Bungalow, Burton Road, Wool, Wareham, BH20 6EY</u></b>	<b><u>6/2021/0047</u></b>	<b><u>1</u></b>
<b><u>Highleaze Quarr Hill Wool BH20 6BY</u></b>	<b><u>P/FUL/2021/02593</u></b>	<b><u>1</u></b>
<b><u>Abbascombe Farm, Worth Matravers BH19 3LF</u></b>	<b><u>6/2018/0410</u></b>	<b><u>1</u></b>
<b><u>Land south of North Lease Farm, Knitson To Valley Road, Knitson, Corfe Castle, BH20 5JB</u></b>	<b><u>6/2020/0449</u></b>	<b><u>1</u></b>
<b><u>Cypress Cottage, Barnhill Road, Ridge, Wareham, BH20 5BG</u></b>	<b><u>6/2020/0504</u></b>	<b><u>1</u></b>
<b><u>4 The Old Playing Fields, Chydyok Road, East Chaldon, Dorchester, DT2 8DL</u></b>	<b><u>6/2020/0551</u></b>	<b><u>1</u></b>
<b><u>Throop House, Throop Hollow, Throop, Dorchester, DT2 7JD</u></b>	<b><u>6/2020/0467</u></b>	<b><u>1</u></b>
<b><u>Down Barn Main Road Through West Chaldon West Chaldon DT2 8NJ</u></b>	<b><u>P/FUL/2021/03630</u></b>	<b><u>1</u></b>
<b><u>Sawmill Off Glebe Lane Dorchester Moreton DT2 8RQ</u></b>	<b><u>P/FUL/2021/03294</u></b>	<b><u>1</u></b>
<b><u>Luckford Wood Camp Site, Holme Lane, East Stoke BH20 6AP</u></b>	<b><u>6/2019/0367</u></b>	<b><u>1</u></b>
<b><u>Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX</u></b>	<b><u>6/2018/0037</u></b>	<b><u>3</u></b>
<b><u>Kemps Country House, East Stoke, Wareham, BH20 6AL</u></b>	<b><u>6/2019/0090</u></b>	<b><u>6</u></b>
<b><u>Land at East Stoke, Wareham, BH20 6AN</u></b>	<b><u>6/2020/0058</u></b>	<b><u>1</u></b>
<b><u>Morden Mill &amp; Farmhouse, West Morden, Wareham, BH20 7DJ</u></b>	<b><u>6/2019/0664</u></b>	<b><u>2</u></b>
		<b><u>Total</u></b> <b><u>142</u></b>

END OF SCHEDULE