

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Purbeck Infrastructure Plan, June 2016



Thriving communities in balance
with the natural environment

Introduction

1. In addition to the amount of planned new development set out in the Purbeck Local Plan Part 1, the Partial Review identifies an additional 3,080 dwellings plus more employment land and retail space. The 2011 Census sets the district population at 45,000.
2. This document brings together the plans and strategies of various infrastructure providers. This plan will be updated as the Partial Review progresses through the different stages and more detail becomes available, prior to submission for Examination.
3. The Community Infrastructure Levy is being reviewed alongside the Partial Review. Larger housing sites, 200 or more dwellings, will be expected to provide local infrastructure and CIL income will be used fund more strategic projects.

Transport

Dorset County Council (DCC)

4. DCC commissioned transport consultants to carry out the Purbeck Transportation Study (PTS) in 2004 to take a balanced approach to transport planning in Purbeck. This was reviewed in 2010 and it is currently undergoing a further review. DCC has worked in partnership with PDC on the PTS.
5. The PTS projects list is being updated alongside the Partial Review taking into account increasing budget reductions and pressures.
6. New settlement extensions will be required to provide appropriate road network and transport improvements. The Community Infrastructure Levy (CIL) Regulation 123 list will identify which projects are expected to be funded directly through Section 106 agreements and which will require funding through CIL. The adopted LTP3 (April 2011) implementation plan is updated every three years. The available funding for projects is limited due to reduced budgets.

Highways England

7. Highways England has concerns over the cumulative impacts of development on most sites, which could lead to a severe impact on the strategic road network. They have requested work on trip generation and distribution data, related to specific junctions. Developers of proposed sites will be required to carry out additional transport appraisals where necessary.
8. The Council commissioned some high level transport modelling which satisfies Dorset County Council that there are no significant impacts related to housing development sites which can't be mitigated.

Network Rail

9. Network Rail has carried out signalling work at Worgret Junction to enable a commercial commuter rail link between Swanage and the rest of the rail network.

Dorset County Council provided a loan to enable this to happen. Some of loan has been repaid but there is still nearly £2million to be repaid through CIL.

Bus Services

10. Dorset County Council no longer uses development contributions for service improvements but restricts it to infrastructure improvements such as bus shelters.
11. The larger strategic sites will be expected to pump prime additional trial bus services to help the providers assess their long-term sustainability.

Education

12. Dorset County Council recommends that development brought forward through the Partial Review contributes to the provision of education. As a general rule a development of over 1000 dwellings will usually trigger the need for a new primary school but this will depend upon local circumstances, e.g. the capacity of existing schools in the catchment. In terms of land requirement, the general rule of thumb is 2.1ha for a 2 Form Entry site and 1.6ha for 1 Form Entry. There may also be a requirement for a contribution to secondary education.

Dorset County Council – The Purbeck Pyramid

13. DCC has recently implemented a move from a three-tier (first/middle/upper) to a two-tier (primary/secondary) pattern of provision to reduce surplus places, with the knowledge of development levels set out in Purbeck Local Plan Part 1.
14. DCC officers have indicated that around 2000 new homes in the Purbeck pyramid area may require a contribution to secondary provision in the area.
15. The current preferred option includes sites providing between 1705 and 1765 dwellings in the catchment area. Some of these may attend the Swanage School for secondary education.
16. The majority of development in the pyramid is focussed around the edges of Wareham and Wool.
17. The Wool site can provide 1000 dwellings and will require an additional 1 Form of Entry education capacity in the area. This is likely to require a school site for 2FE (2.1ha minimum) with space to expand to a 3FE site, as well as contributions to cost.
18. In Wareham a total of 705 dwellings across two sites is under consideration; one for 500 dwellings which will require a new primary school and one for 205 which will need to contribute to an extension to the existing St Mary's primary.
19. Where contributions are required DCC Cabinet established the following contribution rates to education in the Purbeck (Purbeck and Lytchett Minster pyramids) Area:
 - Primary School - £2,017 per house
 - Secondary - £3,266 per house, and

- Post 16 - £878 per house.

The Upton / Lytchett Pyramid

20. The current preferred option identifies 1,080 new dwellings in the Lytchett Minster pyramid concentrated on Lytchett Minster (650) and Upton (100), and Lytchett Matravers (330 across 7 sites).
21. Existing primary schools at Upton and Lytchett Matravers are already at or near capacity. Lytchett Minster's secondary school is already on a constrained site and would need additional accommodation and playing fields.
22. The Council is working with DCC Education to identify the best way to provide for a 2 Form Entry primary school and support for secondary provision, including the provision of playing fields. Contributions would also be required towards primary and secondary education in addition to the provision of a site and playing fields. The smaller site of 100 at Upton would contribute towards the new primary provision, wherever located, as well as contributing to secondary provision.
23. The housing allocations in Lytchett Matravers would require contributions to new primary provision as well as towards secondary provision.
24. The financial contributions scale is the same as that for the Purbeck pyramid:
 - Primary School - £2,017 per house,
 - Secondary - £3,266 per house, and
 - Post 16 - £878 per house.

Moreton

25. Moreton is part of the Dorchester School pyramid, with primary aged students currently attending Frome Valley School in Crossways and St Mary's Middle School in Puddletown. Currently the preferred option includes 350 new dwellings which is likely to require extensions to schools to accommodate development.
26. Expected financial contributions to the Dorchester 3 tier system would be as follows:
 - First School - £1,341 per house,
 - Middle Schools - £1,947 per house,
 - Upper Schools - £2,026 per house, and
 - Post 16 - £911 per house.

Swanage School

27. Swanage School is a free school established and maintained by Education Swanage Ltd to cater for secondary age pupils (years 7-11) in Swanage and the surrounding

parishes. There is some overlap with the catchment area of the Purbeck School pyramid in Wareham.

28. The School opened in September 2013 and has capacity for 84 pupils in each school year. Given the relatively low level of development planned for the area the school does not anticipate any capacity issues

29. The move to academies, as indicated in recent government statements, could result in redefining catchment areas to avoid overlap between secondary schools, which could have a much bigger impact.

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Health and Emergency Services

Health

30. Since April 2013 the Dorset Clinical Commissioning Group (Dorset CCG) has been responsible for primary care, community services, mental health services and acute hospital care across the areas previously covered by NHS Dorset and NHS Bournemouth & Poole. Dorset CCG area is divided into localities and the majority of the local authority area is covered by the Purbeck locality which includes GP practices in Wool, Wareham, Sandford, Corfe Castle, Swanage and Bere Regis.
31. The GP surgeries in Upton and Lytchett Matravers are located in the geographical area of NHS Dorset, but are serviced by the Adams Practice which is based outside the Purbeck locality in Poole.
32. In addition there are two community hospitals in Purbeck at Wareham and Swanage.
33. The Purbeck Locality Commissioning Group (PLCG) re-launched a consultation process in 2013, 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.
34. The focus was on four themes of work, which they believe represent four 'jigsaw pieces' in the pattern of care they want to put in place. They do not cover every issue, but are a big step forward in being clear on how we can help shape the future. The four themes are:
 - Developing an integrated health and social care team, working in Purbeck, seeking to provide excellent care for people in their own homes wherever possible.
 - Getting a clear picture of the number of community hospital beds that will be required, to support the people of Purbeck when they can't be cared for at home.
 - Assessing if and how we can provide some priority services more locally, rather than people having to travel out of the area.
 - Unlocking the potential of the voluntary sector to help in the network of care.
35. The PLCG is using the results of the consultation to develop sustainable health services for Purbeck.
36. The PLCG and Dorset CCG have been consulted on the proposal to deliver an additional 3,080 homes. The initial responses from PLCG are set out in the table below. The Council will continue to work with Dorset CCG and PLCG to ensure the NHS can provide the required services to support the proposed development.

Property	Key Issues
Swanage Health Centre - community services rooms	Purbeck Locality Commissioning Group continue to work on the Making Purbeck Fit for the Future Review to deliver improved sustainable services to local residents.
Swanage Community Hospital	
Swanage Medical Practice	
Wareham Hospital and Health Centre	Wareham Surgery needs expanding which is difficult on the current site. PLCG is investigating options for providing a new surgery. An additional 500 homes would need around 0.7 FTE GP plus support staff. This need may increase to accommodate the additional 205 proposed homes at North Wareham.
Wareham Surgery	
Corfe Castle Surgery	Opened a new surgery in December 2011. Are unlikely to be impacted upon by the additional homes proposed under the preferred option.
Wellbridge Practice, Wool	An extension to the surgery will be required to meet the needs of the development proposed in the Partial Review Preferred Option. It would also need the equivalent of 1.3 FTE GP plus support staff.
Sandford Surgery	There is capacity for additional patients which could come from Wareham or Lytchett Matravers. The new Care Home at Sandford will take up some of the capacity at the surgery.
Bere Regis Surgery	The surgery is planning an extension to its building. Additional homes at Moreton will impact on Bere Regis, Wool and Crossways. Crossways surgery building is currently constrained. Additional homes are also planned at Crossways. A masterplanning exercise will be required to address cross boundary issues.
Lytchett Matravers (Adam Practice based in Poole)	An additional 650 homes at Lytchett Minster would need around .75 FTE GP plus support staff. New residents could use either Lytchett Matravers or Upton Surgery. Neither building has the space to expand but the Lytchett Matravers surgery is not fully manned currently.
Upton Surgery (Adam Practice based in Poole)	An additional 650 homes at Lytchett Minster would need around .75 FTE GP plus support staff. New residents could use either Lytchett Matravers or Upton Surgery. Neither building has the space to expand but the Lytchett Matravers surgery is not fully manned currently. This demand is likely to increase to accommodate the additional 100 proposed homes at Upton.

Table 1: Capacity and/or needs of NHS Dorset health facilities in Purbeck

37. Both Adam Practice surgeries are operating close to full capacity and an ageing population may put greater pressure on the two surgeries. The Practice has been looking at the possibility of increasing capacity at both sites.

38. The Council will continue to work with the Adam Practice to ensure it can provide the required services to support the proposed development in its area.

39. If required, the Council will work with the Adam Practice to investigate opportunities to build new surgeries on existing plots or possibly on part of the site allocated for residential development as part of a mixed use development.

Police

40. The headquarters of Dorset Police is located within Purbeck at Winfrith near Wool. In Swanage the police now operate out of Swanage Town Hall, whereas in Wareham the station is retained but there is no public reception. It also operates out of small community-based facilities in Upton and Bovington.
41. Wareham Police Station is included within a Local Plan Part 1 mixed use allocation along Worgret Road. The police are not currently looking to relocate but if the opportunity arises the Council will liaise with the Police to see if they are interested in relocating into a new shared facility.
42. The Council will continue to work with them to ensure that there is adequate provision to cover the proposed growth.

Fire and Rescue

Dorset Fire and Rescue Service have recently merged with Wiltshire Fire and Rescue. They currently have three stations in Purbeck, strategically placed at Bere Regis, Wareham and Swanage. The Council will continue to work with them to ensure that there is adequate provision to cover the proposed growth.

Other Social Infrastructure

Adult and Community Services

43. DCC provides Adult and Community Services, including adult learning, libraries and adult social care.

Adult Learning

44. Adult Learning venues in Purbeck have halved since 2013. The two sites are currently: Wareham Library and Swanage Christian Centre.

Libraries

45. DCC maintains libraries at Lytchett Matravers, Swanage, Upton and Wareham. The libraries at Corfe Castle and Wool are run by volunteers with DCC providing up to £5,000 of support, by providing books, computers, self-service facilities and staffing expertise. Other areas of the locality are served by a mobile library service.
46. Three of the libraries in the Purbeck area are smaller than is recommended by national guidelines for the population served. A significant increase in the local population would require an extension of the facilities and associated refurbishment and re-equipping of the present space with consequent additional demands on books, computers etc.
47. The International Federation of Library Authorities, the Museums, Libraries & Archives Council (MLA) have set a national standard for the provision of libraries as 30 sqm per 1000 population, which works out to be £105 per person in Dorset. The Arts Council recently took over the MLA.
48. Further budget cuts has resulted in a review of the mobile library service. Some parishes have had stops removed completely, whereas others will have stops reduced. From May 2016 a fortnightly mobile library service will be available in Bere Regis, Bloxworth, Briantspuddle, Chaldon Herrings, East Burton, Harman's Cross, Langton Matravers, Organford, Studland, West Lulworth.

Social Care

49. The County Council faces a challenge which is to provide affordable and relevant services to the public in a difficult financial climate. Forward Together is the name the County Council has given to a radical and reforming programme which will redesign services for the long term and it believes that the programme will allow it to be more flexible and innovative, working together with partners and local communities, to meet this challenge.

Children's Services

50. Schools provision is addressed in Section 3. Children's Services have undergone significant restructuring recently. Further updates to follow shortly.

Green Infrastructure

Purbeck Green Infrastructure Strategy

51. Purbeck District Council is developing a Green Infrastructure Strategy and expect to consult on it during Winter 2016, alongside the Partial Review Pre-submission document.

Wild Purbeck

52. Wild Purbeck was one of 12 successful Nature Improvement Areas sharing a grant of £7.5 million to deliver a 3-year programme from April 2012 to March 2015. Wild Purbeck was awarded just over £924,000 and, together with partner funding, delivered over £2 million of projects across Purbeck. The Wild Purbeck Partnership comprises Dorset AONB, Dorset County Council, Dorset Wildlife Trust, Forestry Commission, Farming and Wildlife Advisory Group South-West, Jurassic Coast World Heritage Team, Kingston Maurward College, Natural England, National Trust and RSPB. The Partnership worked closely with Environment Agency, the District Councils, Wessex Water, Perenco, and Woodland Trust.

53. The Wild Purbeck Partnership has set the wheels in motion whereby by 2020:

- the area's natural assets are richer and more resilient to changes,
- there is more natural function in the landscape - for example rivers are re-connected with their flood plain and catchment,
- plans are in place to enable people and wildlife to adapt to sea level rise around Poole Harbour,
- the landscape contributes more strongly to the local economy, particularly around sustainable tourism and products from land and sea; those industries also contribute strongly to that landscape,
- communities and businesses from both within and outside the area understand the importance their contributions make, and
- a landscape where the connections between the natural world and human activity are understood and celebrated.

54. The Wild Purbeck Partnership continue to meet to develop projects including raising funds.

Heathland

55. Purbeck along with local authorities of Bournemouth, Christchurch, East Dorset and Poole has been operating a heathland mitigation strategy since 2007. Mitigation is required to ensure that housing growth does not lead to adverse effects on protected species that inhabit heathland, from the 'urban effects' of an increased population. Mitigation includes a combination of providing new infrastructure projects including Suitable Alternative Natural Greenspace (SANGs) and visitor management. A new 5

year Heathlands SPD has recently been adopted which includes projects identified in the Habitat Regulations Assessment.

56. Sites of around 50 dwellings are expected to provide their own mitigation, usually a SANG with associated access management and monitoring.

57. Where CIL is in place this will fund strategic projects wherever possible. Purbeck District Council pools a small proportion of CIL monies with other local authorities to fund Strategic Access Management and Monitoring projects. Decisions on joint expenditure across South East Dorset is made by the Dorset Heathland Advisory Group which includes members from each of the partner authorities. Mitigation projects thus far have only dealt with development in Upton and new mitigation projects are needed elsewhere in Purbeck.

58. Strategic projects laid out in the recently adopted Heathland SPD include:

- 3 new SANGS of at least 30 ha each,
- Upton Woods cycle crossing
- Studland Access Management,
- Winfrith Heath Management and
- Visitor management at Arne/ Hartland/ Stoborough.

Nitrogen Neutrality in Poole Harbour SPA

59. The recent assemblage of a wide range of scientific evidence indicates that nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of wide spread algal mats. These mats restrict the growth, distribution and variety of important food (invertebrates) available for wading birds and affect other important features and processes of the SPA.

60. The Environment Agency and Natural England have published a nutrient management plan (NMP), entitled the 'Strategy for Managing Nitrogen in the Poole Harbour Catchment To 2035' (June 2013). The NMP provides the most comprehensive and up to date scientific knowledge and understanding of the complex underlying processes causing eutrophication. The NMP also sets out different options for reducing nutrients entering Poole Harbour in a sustainable and considered manner.

61. The local authorities within Poole Harbour catchment have recently consulted on a draft Nitrogen Reduction in Poole Harbour SPD which, once finalised and adopted, will form the implementation plan for mitigating the additional nitrates resulting from development and give context to Policy PH: Poole Harbour in Purbeck Local Plan Part 1.

62. Settlement extensions are expected to be nitrogen neutral. Where SANGs are being provided these can also contribute to nitrogen neutrality and a development may achieve nitrogen neutrality through the land use changes involved in building houses and providing a SANG.

Open Space, Sport and Recreation

63. The Purbeck District Sports and Recreation Audit and Assessment (2006) shows that there is an under provision of many facilities and, therefore, a need to protect the current stock and provide new facilities. In particular, there is:

- an under provision of: swimming pools;
- no full time publicly accessible leisure facilities;
- a deficiency in 'accessible' play and play access health and fitness facilities;
- a lack of specific playing pitches, and
- an under provision of local play facilities.

64. The Council has commenced a review of the 2006 audit and will be producing an Open Space and Recreation Strategy.

Renewable Energy and Waste

Renewable Energy

65. The Council has endorsed the Dorset Renewable Energy Strategy. The strategy aims to contribute towards the national target of 15% renewable energy by 2020. The target will be achieved through reliance upon the private sector proposals.

Waste and Recycling

66. Dorset Waste Partnership (DWP) was launched on 01 Apr 2011, bringing together seven Dorset councils in an equal partnership to provide waste, recycling and street cleaning services on the partners' behalf. The Council will continue to work with DWP to deliver any additional new waste management facilities if needed to cater for the additional growth planned in Purbeck.

67. The DWP has enhanced kerbside collection systems for waste and recycling, which could increase the need for better transfer and bulking facilities in the Purbeck area. An update on the possibility of a waste transfer and recycling bulking station in Purbeck will be provided at a later date. The Council will continue to work with the DWP to ensure it can deliver any additional infrastructure requirements.

Utilities and Telecommunications

Water and Sewerage

68. Wessex Water (WW) provides water supply and wastewater services across Purbeck. WW have carried out some preliminary assessments through network modelling of domestic flows in response to the Council's Partial Review SHLAA stakeholder consultation. Where capacity issues are identified, the Council will work with Wessex Water to ensure that these can be addressed through development.

<i>Wessex Water comments for water supply and waste water disposal for potential sites</i>	
<i>Wool -1000 dwellings, including school</i>	
Waste	A capacity appraisal would be required for off-site connecting sewer and network improvements.
Supply	A capacity appraisal would be required to confirm water supply for the additional development.
STW (Sewage Treatment Works)	There is no local sewerage capacity available for a development of this scale. The site is within the Wool sewage treatment works catchment.
<i>Lytchett Minster – 650 dwellings, primary school, local shop and low key employment units.</i>	
Waste	There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection with network improvements.
Supply	A capacity appraisal is required to confirm network improvements for a development of this scale.

	In the part of the site south east of Lytchett Minster School water capacity is available from existing distribution mains.
STW	Within the Lytchett Minster sewage treatment works catchment.
West Wareham – 500 dwellings, primary school and local centre including retail and employment	
Waste	There are no local foul water sewers available. Appraisal required to confirm off site connecting mains and network improvements. Surface water disposal is to land drainage systems.
Supply	There is no capacity in local distribution mains for a development of this scale. Appraisal required to confirm point of connection and connecting mains for water supplies.
STW	The site is in the Wareham sewage treatment works catchment.
North Wareham – 205 dwellings	
Waste	There is limited capacity available in the local foul water system. A foul water capacity assessment would be required. No local surface water sewers. Discharge to land drainage system would be required.
Supply	Water capacity is available from existing local mains.
STW	The site is within the Wareham sewage treatment works catchment.
Moreton - 350 dwellings	
Waste	There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale.
Separate systems of drainage would be required.	
Supply	Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale.
Lytchett Matravers – 330 dwellings	
<i>Wareham Road area 240 dwellings including Burbidge Close, east Wareham Road, Land adj. 47 Wareham Road, behind 36 &38 Wareham Road, adjacent primary school</i>	
Burbidge Close	
Waste	Existing foul water sewers cross the site. Surface water flows to land drainage system. There are no public surface water systems at this location.
Supply	An existing supply main is close to the site boundary. The site would require off-site connecting.
STW	The site is within the Blackheath STW.
East of Wareham Road	
Waste	Foul water systems cross through the site. There is limited capacity at the downstream foul water pumping station. There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. A capacity appraisal is necessary.

Supply	Water capacity is available from existing distribution mains.
STW	The site is within the Blackheath sewage treatment works catchment.
<i>Land adj. 47 Wareham Road – no comments currently from Wessex Water</i>	
<i>Behind 36 &38 Wareham Road</i>	
Waste	Existing foul water sewers cross the site. Surface water flows to the land drainage system. There are no public surface water systems at this location
Supply	An existing water supply main is close to the site. Off-site connection would be required.
STW	The site is within the Blackheath sewage treatment works catchment
<i>Land at Blaneys Corner -30 dwellings</i>	
Waste	Existing foul water systems cross through the site at higher elevations. There is limited capacity at a downstream foul water pumping station. There are no surface water public sewer systems recorded. Surface water flows to land drainage system. A capacity appraisal is necessary.
Supply	Capacity is available from existing distribution mains.
STW	The site is within the Blackheath sewage treatment works catchment.
<i>Moreton Station- comments for 600 dwellings, current preferred option 350 dwellings</i>	
Waste	There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements. Separate systems of drainage would be required.
Supply	No local capacity available for water. A capacity appraisal would be required to confirm network improvements
STW	The site is in the Dorchester sewage treatment works catchment
<i>Upton, Policeman's Lane</i>	
Waste	There is limited capacity at the downstream foul water pumping station. There is no surface water public sewer system recorded. Surface water flows to the land drainage system.
Supply	Wessex Water says that water capacity is available from existing distribution mains.
STW	The site is within the Lytchett Minster sewage treatment works catchment.
<i>Langton Matravers - 40 dwellings</i>	
<i>Adjacent Durnford Drove -28 dwellings</i>	
Waste	There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection. Surface water flows to land drainage system.
Supply	An existing supply main crosses the site. There is limited capacity within the local distribution mains.

	Network reinforcement may be necessary to provide satisfactory levels of service.
STW	The site is within the Swanage sewage treatment works catchment.
South of the Hyde – 12 dwellings	
Waste	There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection. Surface water flows to land drainage system.
Supply	Wessex Water says that an existing supply main is close to the site boundary. There is limited capacity within local distribution mains. Network reinforcement may be necessary to provide satisfactory levels of service.
STW	The site is within the Swanage sewage treatment works catchment.
Harmans Cross – 20 dwellings; no comments currently from Wessex Water	

69. Wessex Water does not envisage securing funding through the CIL mechanism. Instead, where required, Wessex Water will agree local network improvements with the developer and request planning conditions to agree an appropriate drainage strategy to serve proposed development. Future funding arrangements with developers will be supported by the Water Industry Act 1991. Under the Act, the estimated cost of a scheme (including any off site reinforcement) and borrowing charges are offset with the predicted income from water charges for the development over a 12 year period. There are a number of payment methods and the water company can secure a deposit to ensure its reasonable costs are met. On-site water supply and sewer networks are normally provided by the developer and these generally follow sequential phasing arrangements.

Electricity

70. The Council will continue to work with the National Grid to assess the effect of new housing growth upon the National Grid in terms of electricity infrastructure requirements and address any capacity issues.

71. Scottish Southern Electricity have commented that there should be no show stoppers as where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development.

72. SSE will provide an update on any requirement for more major infrastructure further down the line.

73. It should be noted that some of the promoters of larger sites, e.g. at Moreton, have carried out initial investigations and determined it viable to provide any necessary infrastructure for the level of homes they are promoting. This view may be adjusted if numbers of homes allocated in the plan are reduced significantly compared to those being promoted.

Gas

74. The Council will continue to work with the National Grid to assess the effect of new housing growth upon the National Grid in terms of gas infrastructure requirements and address any capacity issues.
75. SGN (the gas distribution network company for Purbeck) will only be able to assess the impact of a development site on its local systems upon receipt of a request from either a Utility Infrastructure Provider (UIP) or Independent Gas Transporter (IGT). This may result in the need for specific reinforcement of the existing system, costs of which may or may not be passed on to the UIP/IGT. It is in the UIP/IGTs' interest to keep the need for new infrastructure to a minimum.
76. Connection costs from a Distribution Network System to a new housing estate will be met by the developer as part of the build costs.

Broadband

77. In early 2012 the Connecting Dorset Fast Group (ConDorFast) secured £9.44M from Broadband Delivery UK (BDUK), part of the Department for Culture, Media and Sport (DCMS), towards a £38M high speed internet project which is currently delivering significantly improved internet to approximately 95% of Purbeck households and businesses. Purbeck District Council, along with other local authorities, has match funded central funding. The improved service is currently being rolled out and is expected to be completed by December 2017.
78. Openreach (BT), in partnership with the Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Openreach expect that overall more than half of new site premises can be connected to Fibre Broadband Infrastructure free of charge to developers. For smaller new site developments Openreach's existing Fibre coverage is 73% and this figure is expected to increase to c.80% over the next few years due to further rollout plans. In these cases the connection will be free.
79. Smaller sites may need to be co-funded between Openreach and the site developer. Developers now have access to a clear, up-front indication where a site can be connected for free and if not what the costs would be through Openreach. The developer can then determine whether to take up the offer or make alternative arrangements.
80. The Openreach New Site registration process, including the ability to request a site connectivity assessment, is available on-line. Developers, house-builders, architects and new home owners should access the advice and guidance at <http://www.newdevelopments-openreach.co.uk/> .

81. Although the co-funding offer is available to all those outside of existing coverage, for some of these smaller developments the cost to connect will be considerable and it is for these that wider community funding and alternative technologies could have a role to play. Openreach and the HBF jointly recognise there is still more work to be done to come up with solutions for the smaller developments of fewer than 30 homes where they do not benefit from existing coverage.

Cemeteries and burial grounds

82. Given the ageing population of the District the Council will be investigating the need for additional burial capacity and how that might be addressed.

Infrastructure Delivery Plan Schedule

A delivery schedule will be put together at a later date when detail of costs has been provided.