

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. Facilities should be designed to provide for lifetime use. In exceptional circumstances, where appropriate, 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 onsite, 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 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.

Strategic suitable alternative natural greenspace (SANG)

- 280.** Policies for the protection of international, European and nationally protected heathland in Purbeck is explained in Chapter 3. This identifies the requirement for provision of alternative open space, known as suitable alternative natural greenspace (SANG) to mitigate any potential adverse impacts of increasing recreational visitors to such sites. A key requirement in considering housing allocations that might result in impacts upon the heathland is their capacity to provide SANG that would mitigate their impact upon the heathland. However, to mitigate for infill and windfall homes unable by virtue of their size to provide bespoke heathland mitigation measures, a strategic SANG is required in the north of Purbeck.
- 281.** The Council supports delivery of a strategic SANG in this part of the Purbeck area as identified on the local plan policies map. 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.