



Purbeck Local Plan Examination:

Additional modifications document (AMD1)

Dorset Council

July 2024

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Introduction

This document and background

1. This document was originally prepared alongside the consultation on proposed supplementary Main Modifications (SMM). After the consultation on SMM closed we received the Inspectors' final report and schedule of Main Modifications. Councillors at Dorset Council formally adopted the local plan on 18 July 2024 and this document provides the final schedule of additional modifications to the Purbeck Local Plan (hereafter referred to as the local plan) (2018-2034).
2. The local plan was submitted for examination by the Secretary of State in January 2019. A Planning Inspector was appointed to examine the local plan and a series of public hearing sessions were held in July, August and October 2019, and most recently in July 2022. During the examination (prior to any further consultations) the Inspectors' recommended Main Modifications (MMs) and Further Main Modifications (FMMs) to the local plan to resolve soundness and legal compliance issues that had been raised through the examination. The Inspectors examining the local plan have also recommended a number of Supplementary Main Modifications (SMMs) following the July 2022 hearing (these are summarised in their note of the 24 May 2023).

Additional modifications

3. Whilst preparing the consolidated schedule of Main Modifications (SMMCD1), and thereafter while making preparations for the local plan's adoption, we also identified the need for a number of minor changes to local plan policy and text (which have not already been subject to MM, FMM or SMM¹). These additional modifications have been prompted in response to changes in circumstances and/or factual updates, and do not materially affect the local plan's policies.
4. In accordance with the guidance in paragraph 1.4 of [Procedure Guide for Local Plan Examinations](#) (February 2023), additional modifications are not subject to the formal examination process and are listed below and in the scheduled attached to this document for information only. The schedule of additional modifications did not form part of the earlier consultations on Main Modifications.

¹ Where an MM or FMM is subject to a further change which might otherwise fall within the scope of an additional modification it has been presented as a SMM in this consultation by virtue of the earlier MM or FMM.

Schedule 1 - Additional modifications to the Purbeck Local Plan

Additional modification 1: Paragraph 1

The Purbeck Local Plan sets out the Council's planning framework and identifies how the District Purbeck will grow and develop to become an even more desirable and prosperous place to live, work and visit.

Additional modification 2: Paragraph 2

The plan sets out the approach and detailed policies for the whole District Purbeck for the period up to 2034 and consists of a written statement (this document) and a policies map. It is based on up to date evidence and the results of the previous consultations undertaken in 2015, 2016 and 2018. Once adopted, the policies in the plan will replace the policies in the Purbeck Local Plan Part 1 (PLP1) 2012.

Additional modification 3: Paragraph 6

The Purbeck Local Plan sets out the approach and detailed policies for the whole District of Purbeck for the period up to 2034. It sets out:

- the Council's vision and objectives for the District's Purbeck's development over the plan period;
 - policies to ensure that development delivers sustainable homes, built to a high quality of design and maintains our high quality built and natural environment;
 - the locations for housing growth and requirements for affordable housing;
 - policies to build a strong, competitive economy and set out the future distribution for new employment land space and thus new jobs; policies to maintain and enhance the vibrancy and vitality of our town centres;
 - policies to support a sustainable transport and road infrastructure network; and
 - proposals for delivery including an Infrastructure Delivery Plan (IDP) to demonstrate the infrastructure requirements necessary to support the development proposed in this plan.
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Additional modification 4: Paragraph 9

The evidence base includes research on housing, employment, the built and natural environment, accessibility and flooding as well as the views of local people, businesses, landowners and public agencies involved in the District area. Technical studies cover a range of topics including housing need

and delivery, transport modelling, infrastructure requirements and economic development. A combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) and a separate Habitats Regulations Assessment (HRA) have also been undertaken. Alongside national policy and guidance, our evidence base and formal consultation responses, the Council has taken into account the findings of the SA/SEA and HRA assessments when preparing the Purbeck Local Plan.

Additional modification 5: Paragraph 21

Purbeck is a rural ~~district~~ area with a population of 46,340 (2016 mid-year estimate from the Office for National Statistics). 49% of the population live in the three largest settlements of Swanage (9,601), Wareham (5,496) and Upton (7,611). The larger villages of Bere Regis (1,490), Bovington (1,570), Corfe Castle (984), Lytchett Matravers (3,321), Sandford (2,321) and Wool (2,529) offer a range of services and facilities to their communities and are home to 26% of the population. The remainder of the population live in a number of smaller villages and hamlets.

Additional modification 6: Paragraph 22

Purbeck's unique environment has been shaped over centuries of interaction between people and place, giving the ~~District~~ area its uniqueness and sense of place and making it a very attractive place to live and visit. This attractiveness brings associated pressures. Striking the right balance between the needs of the population and future generations without compromising the distinctive qualities of the ~~District~~ area is challenging.

Additional modification 7: Paragraph 24

Half of ~~the District~~ Purbeck is covered by the Dorset area of outstanding natural beauty (AONB) – a landscape designation that affords protection similar to a national park because of the beauty of the landscape. Dorset's AONB is a collection of fine landscapes, each with its own characteristics and sense of place that give the Dorset AONB its unique character.

Additional modification 8: Paragraph 25

Over 23% of ~~the District~~ Purbeck is covered by national and international nature conservation designations including sites of special scientific interest (SSSIs), special protection areas (SPAs), special areas of conservation (SACs) and Ramsar sites. Over 5% of the UK's lowland heath is in Purbeck and is home to over 56% of the UK's sand lizard population. Birds of international importance include the woodlark, Dartford warbler and nightjar.

The unique geology of the area gives rise to a very wide range of plants and ecosystems.

Additional modification 9: Paragraph 27

Purbeck has a rich history. ~~The District~~ and is home to some internationally and nationally important archaeology sites that show settlement right from the Neolithic to the present day. Purbeck has over 250 scheduled ancient monuments - including barrows (burial mounds), hill forts, the Saxon walls of Wareham and the ruins of Corfe Castle – as well as over 1,400 listed buildings, 25 conservation areas and 6 registered parks and gardens.

Additional modification 10: Paragraph 29

In order to protect internationally important heathlands, a 400-metre buffer is in place around protected heaths where no residential development is permitted. This covers 36% of the ~~District~~ plan area. Approximately a quarter of the ~~District~~ plan area is green belt where residential development is only allowed in very special circumstances. Care must be taken not to harm the landscape character of the AONB, or damage the important ecology, archaeology, historic monuments and buildings. This presents significant challenges to finding suitable locations for development of all kinds, including housing.

Additional modification 11: Paragraph 34

Agriculture, horticulture and local food production also continue to make an economic contribution, although the overall number of people employed in these areas has declined during the last decade. These areas are associated with below average wages. Public sector bodies provide some significant employment in the ~~District~~ area, with organisations including the police, Ministry of Defence and local authorities all representing significant local employers

Additional modification 12: Paragraph 37

Some facilities have struggled to remain open in Purbeck's towns and villages due to national trends and a changing population structure. Accessibility to facilities and services is a key issue in many of the rural parts of the ~~District~~ area. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the provision and retention of facilities that are accessible to the general public is important.

Additional modification 13: Paragraph 38

Developments need to provide, or contribute to, necessary infrastructure. In a small rural ~~District~~ area with comparatively low levels of development, the resources available for infrastructure are limited and will need to be prioritised.

Additional modification 14: Paragraph 39

The objectives of the Purbeck Local Plan aim to build on the strengths of the ~~District~~ area and address its challenges:

Additional modification 15: Paragraph 40

At the examination held prior to the Council adopting the Purbeck Local Plan Part 1 (PLP1) in 2012, the Inspector raised concerns that the Council had not fully explored all housing growth potential in ~~the District~~ Purbeck and that its plan to deliver 120 homes per year was below the required level. Therefore, the Council agreed to undertake a review of the plan to consider the potential for higher growth. As part of this review, the Council conducted an Issues and Options Consultations in early 2015 and again in August 2016. These consultations raised concerns that the number of homes proposed was too high, especially considering Purbeck's environment and land constraints. Consequently, the Council conducted further work to update the evidence base and appraise the potential for growth and in January 2018 undertook the 'New Homes for Purbeck' consultation to obtain views on a number of potential sites presented within three alternative options for meeting the remaining need to provide 1,700 new homes over the plan period.

Additional modification 16: Paragraph 41

Through the 'New homes for Purbeck' consultation, the Council identified three options presenting locations and different numbers of new homes at each. The first option spread development across the ~~District~~ plan area and the last option concentrated development in two areas (Wool and Redbridge Pit /Moreton Station) with the middle option between the two. The options were intended to illustrate the broad choices that the Council needs to make about where new homes could be located.

Additional modification 17: Paragraph 42

The most favoured option from the results of the consultation was the one that sought to spread development as much as possible, including releasing some areas of the green belt for homes as well as providing homes in the less environmentally constrained west of ~~the District~~ Purbeck. It also included the

use of smaller sites geographically spread across the District plan area subject to the criteria outlined in a small sites policy.

Additional modification 18: Paragraph 49

Purbeck's distinctive environment is characterised by its landscape, biodiversity, geodiversity and history. Over half of the District plan area is designated as an Area of Outstanding Natural Beauty (AONB) and almost a quarter is designated for its national and international biodiversity value. The Jurassic Coastline is recognised by UNESCO as a World Heritage Site. In addition, historic towns and villages across the District area contribute to the area's its identity and attractiveness. The District's area's capacity to meet peoples' needs for homes, jobs, shops, services and facilities is underpinned by this valuable environment and its capacity to support limited development.

Additional modification 19: Paragraph 51

Purbeck is a predominantly rural district area. The countryside has a diverse range of different types of landscapes that include: chalk uplands and valleys, valley pastures, a chalk ridge line and limestone plateau, coastline including sandy beaches and cliffs, woodlands, farmland and heathlands. The Isle of Purbeck is well known for the diversity of its geology and structural clarity of its rocks and landforms. The chalk ridge, which once extended continuously to the east linking the mainland with the Isle of Wight, separates the secluded valley of the Corfe River from the lowland heath around Poole Harbour. To the south of the Corfe valley the landform rises to a windswept limestone plateau. The rivers Piddle and Frome run across the District Purbeck through valley pastures, stretches of marshland and mudflats around the edges of Poole Harbour.

Additional modification 20: Paragraph 57

National policy refers to both designated and non-designated heritage assets. Designated heritage assets include World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites and registered battlefields. A non-designated heritage asset can include any building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Non-designated assets include buildings which the Council has identified in its adopted Conservation Area Appraisals as making a positive contribution to the appearance or character of a conservation area. A number of records of known designated and non-designated heritage assets are also collated and presented in Historic Environment Records (HER). The HER for Purbeck can be viewed on

the Heritage Gateway website. These records include Conservation Area Appraisals, which have also been adopted by the Council in a Supplementary Planning Document, and are published on the website. The Council will continue contributing to and updating its evidence on ~~the District's~~ Purbeck's historic environment to allow for its understanding, promotion and protection.

Additional modification 21: Paragraph 59

Historic England prepares a Heritage at Risk Register, which currently (2018) includes 53 entries within the ~~District~~ local plan area. 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.

Additional modification 22: Paragraph 67

The Council will manage development and explore opportunities for climate change adaption and mitigation by:

- a. taking account of rising sea levels when assessing new developments and flood risk;
 - b. encouraging the provision of multi-functional green infrastructure as part of new development;
 - c. managing development in areas of coastal change and providing opportunities for the relocation of existing development at risk of coastal erosion;
 - d. supporting appropriate proposals that would increase low carbon or renewable energy generation;
 - e. encouraging sustainable design in new development and encouraging use of decentralised, renewable or low carbon energy supplies; and
 - f. directing most new development to the most accessible and sustainable parts of the ~~District~~ plan area.
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Additional modification 23: Paragraph 69

In Purbeck 69,572MWh of electricity were generated from renewable sources in 2015. Photovoltaics provide almost 55,000MWh of electricity generated by renewable energy reflecting the growth and development of solar farms across the ~~District~~ plan area. The documents Landscape Change Strategy (Dorset County Council) and Landscape Sensitivity to Wind and Solar Energy Development in Purbeck are key to informing the Council's consideration of

the specific impacts of renewable energy proposals upon the landscape of the ~~District~~ in accordance with the following policy.

Additional modification 24: Paragraph 72

The Council's Level 1 SFRA is not a fully comprehensive or detailed record of flood risk across the ~~District~~ Purbeck. While taking account of the Level 1 SFRA, together with the level 2 SFRA for Swanage where appropriate, applicants may need to gather detailed information through a site specific flood risk assessment (FRA) to guide the process of assessing the risks from flooding on specific sites.

Additional modification 25: Policy E6: Coastal change management areas (CCMA)

Text under the heading 'Replacement or relocation of existing development at risk from coastal change'

Applications to replace existing development within a CCMA or relocate development elsewhere outside a CCMA, would be directed firstly to suitable sites within or adjacent to an existing settlement. Where it can be demonstrated that no suitable sites are available within or adjacent to an existing settlement, development may be granted elsewhere in the ~~District~~ Purbeck in exception to other policies in the Purbeck Local Plan, provided:

Additional modification 26: Paragraph 80

~~Purbeck District~~ includes some of the most special and heavily protected environments in the country. It has a wealth of biodiversity and geodiversity of international, European and national importance. Maintaining and enhancing a well-connected and healthy network of biodiversity assets is an integral part of sustainable development. New development has an important role to play in reversing biodiversity declines, and provides opportunities to secure a 'net gain' in biodiversity value.

Additional modification 27: Paragraph 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 regulations, legislation and where relevant, European law. A number of additional designations next to, or potentially affected by, development in

Purbeck ~~are~~is of relevance when considering direct and in-combination effects of development in the ~~District~~ area.

Additional modification 28: Paragraph 84

Additional residential, tourist and equestrian development in close proximity to designated heathland increases such recreational pressures and has been identified as having a significant adverse effect. The majority of visitors to the heathland live within 5km of the site with particular direct pressure arising from new homes within 400m of designated heathland. The 5km zone includes all of Purbeck ~~District~~ except for a small stretch of coastline and a small pocket of land in the north of the ~~District~~ area.

Additional modification 29: Paragraph 106

One of the key functions of the Purbeck Local Plan is to set out the required number of new homes that should be provided to meet identified need in the ~~District~~ area in support of the Government's objective of boosting the supply of homes. National policy sets out the requirement for local authorities to assess local housing need and emphasises that planning should ensure: 'a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

Additional modification 30: Paragraph 107

This chapter of the Purbeck Local Plan sets out policy to deliver sufficient homes across the ~~District~~ area that will meet the needs of local people, whilst protecting the existing environment. New development will have high standards of sustainable design and will help deliver the Plan's objectives to:

- a. support sustainable community growth to provide for the needs of local residents; and
 - b. provide a mix of housing, including affordable, that meets the needs of local people and is supported by appropriate infrastructure including education and healthcare.
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Additional modification 31: Paragraph 108

Purbeck is recognised as forming part of the Eastern Dorset Housing Market Area (HMA). The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 was jointly commissioned with the five other Local Authorities within the HMA of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck. The 2015 SHMA established housing need across the

HMA and provided a summary of annual housing need based on analysis from 2016-2033 specifically for Purbeck District.

Additional modification 32: Paragraph 112

Taking all factors into account, the Purbeck Local Plan sets out a strategy and housing requirement that will meet ~~the District's~~ Purbeck's assessed local housing need in full. The SHMA update (2018) and housing background paper provide further detail of the consideration undertaken in determining the local housing requirement.

Additional modification 33: Paragraph 113

Distribution of housing is one of the most significant issues that the Purbeck Local Plan must address through the appropriate allocation of land and establishing robust policy to guide development. As detailed in Policy V1: Spatial strategy for sustainable communities, housing growth will be prioritised in the most sustainable locations to promote a balanced approach in meeting local need. In line with the aspirations of local people, development will be spread across ~~the District~~ Purbeck. The majority of new homes will be in the less environmentally constrained areas including Wool and Moreton in the west of ~~the District~~ Purbeck. To ensure a supply of housing across ~~the District~~ Purbeck, new housing, employment, shops, services and community facilities, will also continue to be supported in the towns (Swanage, Wareham and Upton) and key service villages where growth will be proportionate to the size and character of the settlement. Limited developments that are sympathetic to their surroundings will also be supported elsewhere ~~across the District~~ in Purbeck.

Additional modification 34: Paragraph 145

Housing growth should be directed to settlements that have good access to services and facilities, consistent with the wider aims of sustainability within ~~the~~ Purbeck's rural context ~~of the District~~. It is important that there is a balance in meeting the needs of the community and local economy, whilst also recognising the need for small scale development in rural areas to support rural communities and appropriate services.

Additional modification 35: Paragraph 146

The policies in this Purbeck Local Plan recognise the special and distinctive character of the natural environment that includes: designated landscapes, protected habitats, the undeveloped coastline and the open land in the green belt around the edges of the conurbation. The Council's strategies for

addressing ~~the District's~~ development needs take account of the areas of particular importance, along with Purbeck's rich historic environment.

Additional modification 36: Paragraph 147

Purbeck has a population of 46,341 people in existing communities spread across the ~~District~~ area. These communities vary in size and the number of services and facilities that they offer to their inhabitants. The proportion of Purbeck's population aged over 65 is 30%, which is greater than the regional (24%) or national (21%) averages. ~~The District's~~ Purbeck's working age dependency ratio is 45.8 per 100 working age population (19 lowest from the 25 districts in the South West Region). Second homes ownership has contributed to raising house prices and reducing the numbers of homes that are available to local residents. These factors can contribute to a decline in the local services, including local shops / post offices / bus services, leaving less mobile people in these communities remote and cut off.

Additional modification 37: Paragraph 150

In line with National Planning Policy, the Council considers that the new homes delivered on small sites will make an important contribution in helping to meet ~~the District's~~ Purbeck's development needs, at the same time as helping enhance the vitality of existing rural communities.

Additional modification 38: Paragraph 151

It is important to ensure the proposed delivery of homes in Purbeck can meet the needs of different groups across ~~the District~~ Purbeck. National planning policy sets out that when considering local housing need, policies should identify the size, type and tenure of homes required for different groups in the community. This includes all types of residents and households including those with specialist housing requirements and those who wish to build their own homes. There are a range of factors that will influence demand for different sizes of homes, including demographic change, future growth in earnings and housing affordability.

Additional modification 39: Paragraph 153

Specialist housing for older people is intended to enable people to remain living in their own homes independently for as long as possible, but is designed so that support can be provided. It covers a broad spectrum of accommodation, including purpose built accommodation for the elderly, sheltered housing and care homes. Whilst with an ageing population there is a growing need for care, there is also a desire, supported by the Council, to move away from providing care in an institutional setting and towards more

flexible forms of living and support which seek to maintain people's independence and control of their lives. Mainstream housing needs to be suitable to meet the needs of older people, both through adaptation to the existing stock and by ensuring new housing is built with the flexibility to adapt to meet occupants' changing needs over time. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to choose to move into a new home, is important as part of improving the overall housing mix within ~~the District~~ Purbeck.

Additional modification 40: Paragraph 154

The SHMA notes that Eastern Dorset has a higher proportion of residents aged over 65 than both the wider south west region and England as a whole; 27% of residents compared to 24% for the south west and 21% for England based upon 2011 Census data. For Purbeck this distinction is even greater with 30% of residents aged over 65. The projected population growth for Purbeck over the plan period highlights that the ~~District's~~ proportion of Purbeck's population aged over 65 is expected to grow by 30% compared with overall population growth of 5%. As a consequence, the existing prevalence of households that include a person with long-term health issues, identified as 27.8% in 2011, is expected to grow. Further, the SHMA estimates a 72% increase in residents suffering from dementia and a 58% increase in residents suffering from mobility problems (2013-33). Ensuring housing delivery responds to this demographic shift is key to the overall success of the Purbeck Local Plan.

Additional modification 41: Paragraph 158

As Purbeck is not part of a water stress area as shown on the "Water Stress in England" map, there is no evidence that would justify optional technical standards in respect of water efficiency. The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for a ~~District~~ an area with such varied townscapes as Purbeck. However, from the assessments the Council has undertaken, there is a justification for introducing optional accessibility standards. This assessment has been undertaken with regard to the advice set out in planning guidance to demonstrate need for the optional standard.

Additional modification 42: Paragraph 160

As explained above, the SHMA has demonstrated that Purbeck's population is ageing and will continue to do so over the life of the Purbeck Local Plan. This will increase numbers of residents and households who will suffer from long-

term health problems and mobility issues. Evidence regarding ~~the District's~~ Purbeck's existing housing stock is presented in The English Housing Survey 2012-13. This highlights that most existing homes in Purbeck are poorly designed for use by people with disabilities or long-term health problems that affect their mobility. It notes that 64% of the homes surveyed provide no, or only one of the visitability features (3) that are currently a mandatory requirement of Building Regulations part M4(1).

Additional modification 43: Paragraph 161

The provision of affordable housing is a major priority for ~~Purbeck District~~ the Council. The Council recognises that, because of average local incomes, some people cannot access appropriate homes, even those classed as affordable. The Purbeck Local Plan, in providing sufficient land to increase housing supply so that local housing need can be met, must also set out policy to ensure that sufficient homes are delivered to meet the needs of all residents. To ensure the Council is able to secure the best provision of affordable homes for its residents, evidence has been prepared through its SHMA 2018 update and assessment of viability evidence. These documents provide a sound understanding of affordable housing need and the level of provision that can be secured viably across ~~the District~~ Purbeck and from specific sites.

Additional modification 44: Paragraph 164

The Eastern Dorset SHMA concludes that the overall net affordable housing requirement for Purbeck would be 149 affordable homes per year. Even allowing for the 40% uplift apportioned to the ~~District's~~ local housing need assessment, this is almost 90% of the identified housing requirement. The area wide viability assessment has identified that the maximum proportion of affordable housing that will be achievable is 40%.

Additional modification 45: Paragraph 166

Provision of affordable housing should be sought on major sites, which have been defined in the NPPF as development providing 10 or more homes or the site has an area of 0.5 hectares or more. This threshold is lower in National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty (AONB)) and designated rural areas, where a threshold of 5 units or fewer can be applied. In Purbeck, a large portion of ~~the District~~ Purbeck is designated as ~~AONB~~ National Landscape and nearly all of the parishes are identified as designated rural areas by order of the Secretary of State. The only areas that are not designated rural areas and are not located within the ~~AONB~~ National Landscape are Lytchett Minster, Upton and Wareham.

Additional modification 46: Paragraph 173

A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or having grown up in the parish) and with a housing need are given priority in the affordable housing allocation process. The affordable homes on rural exception sites must always be offered to households with a local connection to the parish where it will be built in the first instance and for any future vacancies. If there are no households with a local need in the parish where the homes are to be built, households in adjacent parishes will be considered, followed by households from across ~~the District~~ Purbeck.

Additional modification 47: Paragraph 182

Average second home ownership in Purbeck is 7.3%, which is above the regional average of 6.6%. This figure ranges across parishes, rising up to 28% in Studland. The proportion of second homes is particularly high in the National Landscape (formerly Area of Outstanding Natural Beauty (AONB)), where around 91% of ~~the District's~~ Purbeck's second homes are located. Many traditional attractive villages outside of the ~~AONB~~ National Landscape also experience high levels of second home ownership.

Additional modification 48: Paragraph 183

~~The District~~ Purbeck is proud of its attractive landscapes, towns and villages, however high concentrations of second homes within relatively small towns and villages can harm the overall fabric of communities. Second homes can remain unoccupied for long periods of the year, harming the viability of local services and facilities and the sustainability of communities for the residents who live there. Meanwhile, with the availability of affordable homes being a major issue for people in the local community, the competition arising from buyers looking for second homes from outside the ~~District~~ area compounds the challenges residents face.

Additional modification 49: Paragraph 193

Purbeck is a rural ~~district~~ area with the population concentrated in the towns of Swanage, Wareham and Upton. ~~The District's~~ Purbeck's economy is focused around: businesses on a number of key employment sites, tourism, and shops and services in existing towns and villages. The policies in the Purbeck Local Plan form part of the Council's strategy to support economic growth and prosperity in Purbeck by helping to create the right conditions for businesses to invest, expand and adapt. They are focused around:

- a. encouraging investment and expansion of new and existing businesses at a number of key sites;
 - b. supporting tourism related development in suitable locations; and
 - c. permitting a range of suitable shops and services in town centres.
-

Additional modification 50: Paragraph 195

The Purbeck Local Plan seeks to increase opportunities for investment by adopting a comprehensive approach to; assessing the need for employment land and workspace, and ensuring sufficient capacity, diversity and suitability of existing and future supply. It incorporates policies to support and enable future jobs growth by identifying, protecting and promoting investment in sites and areas of importance to meeting ~~the District's~~ Purbeck's needs for employment land and jobs.

Additional modification 51: Paragraph 197

For the Eastern Dorset Housing Market Area (HMA), employment land demand projection is 161.2 hectares for the trend scenario and 216.4 hectares for the strategic interventions. However Purbeck's growth did not change between the two scenarios in contributing to the ~~District~~area-wide total need for 11.5 hectares of employment land.

Additional modification 52: Paragraph 198

The Council's approach to employment land provision is underpinned by support for long-term sustainable growth across the wider Dorset area, to allow access to jobs and business opportunities. This is focused particularly upon further growth at Holton Heath Trading Park and the Enterprise Zone at Dorset Innovation Park. These sites provide for the needs of the sub region as well as ~~the District~~ Purbeck and its residents and are two of the county's strategic employment sites within the Dorset Local Enterprise Partnership (LEP) area. The Dorset Strategic Economic Plan identifies the sites and provides specific proposals for their growth and development. Away from the strategic allocations there is a relatively limited supply of available employment land in many parts of ~~the District~~ Purbeck. The retention, renewal or intensification of existing employment sites and maintenance of current employment space is consequently important to ensuring the Purbeck Local Plan sets out a strategy to meet all of ~~the District's~~ Purbeck's identified minimum need of 11.5 hectares of employment land over the plan period, together with supporting the wider national and regional economy through the continued development of the two strategic employment sites.

Additional modification 53: Paragraph 200

The Workspace Strategy (2016) has tested growth scenarios to assess future employment land requirements in relation to current planned housing growth. Overall, the strategy identifies that approximately 80% of future demand for employment land for the Dorset LEP is in the Eastern Dorset Housing Market Area (HMA). All local authorities saw a fall in industrial space between 2008 and 2012 except Purbeck District. Greatest demand in the Eastern Dorset HMA is for freehold premises and there is a shortage of this type of property (Workspace Strategy, 2016). Future demand for industrial space is projected to increase in eastern Dorset over the plan period, with increasing demand for larger premises. Overall the Workspace Strategy identifies that for the Eastern Dorset HMA:

- 70% of demand is for industrial uses, including B1c, B2 and B8 use classes; and
 - 30% of demand is for office and research and development in use classes B1a and B1b.
-

Additional modification 54: Paragraph 202

Drawing on Purbeck's Economic Development Strategy (2017) the employment land available across the District the plan area should allow Purbeck to build on its strengths, in environmental uses, manufacturing and advanced engineering particularly relating to artificial intelligence, to facilitate the UK's ability to become a global leader in these areas.

Additional modification 55: Paragraph 203

As identified in the Workspace Strategy (2016), Purbeck is unique in having its strategic employment sites located at the Western (Dorset Innovation Park) and Eastern (Holton Heath) edges of the District area, within the Eastern Dorset HMA. Many of the Holton Heath businesses have a workforce that is largely resident in the conurbation. Dorset Innovation Park is in the western edge of the District Purbeck and will act as a hub for south Dorset with significant in-commuting from adjoining settlements, which has traditionally always been the case for the site. The longer and higher than normal level of in-commuting to the Dorset Innovation Park is partly as a result of the specialist skills required.

Additional modification 56: Paragraph 206

To ensure the success of the EZ, the site has been acquired by ~~Dorset County and Purbeck District Council~~ Dorset Council to focus investment and activity for the benefit of raising the quality of employment in the sub region.

The park is a vital stimulus for employment over the wider catchment of South Dorset, expecting to facilitate up to 1,500 new jobs over the life of the Enterprise Zone to 2042 equivalent to about 1,000 new jobs over the plan period to 2034 and attract dozens of new businesses to the area, contributing more than £800 million to the Dorset economy. Start up units were built as part of the early development and are already operational.

Additional modification 57: Paragraph 213

Evidence of retail and leisure needs in Purbeck is provided through the "Poole and Purbeck Town Centres Retail and Leisure Study" (2014). The 2014 study suggested a need for 2,750sqm of floor space in ~~the District~~ Purbeck, comprising 950sqm for comparison goods and the remaining 1,800sqm for convenience goods. This study identifies that the centres in Purbeck display a good range of independent and specialist stores and have considerably lower vacancy rates than national averages, with Swanage's vacancy rate at 3.87% and Wareham's vacancy rate at 3.5% compared to 21.5% nationally

Additional modification 58: Paragraph 214

The town centre of Swanage, is defined within the Swanage Local Plan 2017-2027. It includes a diverse mix of leisure and entertainment facilities, convenience shops and independent retailers. The plan allocates a further 2,100sqm of retail floor space; 1,000sqm of comparison goods and 1,100sqm of convenience goods, which will contribute to the additional provision for ~~the District~~ Purbeck as a whole, but will also increase the vibrancy of Swanage's town centre. As the required comparison floorspace has already been allocated in the Swanage Local Plan, there is no identified need to provide any additional allowance in Purbeck. 1,100 of the 1,800 sqm of convenience goods need has been allocated in Swanage, which requires an additional 700 sqm of convenience retail floorspace to be provided in the Purbeck Local Plan.

Additional modification 59: Paragraph 216

Purbeck is close to the larger towns of Poole, Bournemouth and Dorchester which provide a wider range of retail stores, supermarkets and leisure facilities from which ~~the District~~ it benefits. The Council will continue to review how to meet future floorspace requirements over the plan period.

Additional modification 60: Paragraph 217

Tourism and related revenue is key to the South West region's economy. In Purbeck's ~~the District's~~ attractive designated landscapes, towns and villages make the area popular with visitors but also sensitive to the pressures that

tourist activities can cause. National Policy requires the support of a prosperous rural economy by enabling 'sustainable rural tourism and leisure developments which respect the character of the countryside' (NPPF, para 83c). It is important that tourist related development takes place in a sustainable manner so as to ensure positive benefits whilst avoiding adverse impacts on the local environment or existing infrastructure.

Additional modification 61: Paragraph 218

Tourism provides for 21% of all employment within ~~the District~~ Purbeck and contributes approximately £230 million to the local economy annually via visitor expenditure from day trips and longer stay accommodation.

Additional modification 62: Paragraph 220

Whilst tourism is an important sector of the local economy, its growth may also raise challenges for the environment and local communities. High numbers of visitors can put pressure on some locations in terms of their tranquillity, appearance and by physical erosion. The Purbeck Local Plan therefore sets out a positive framework for consideration of such proposals to appropriately manage their growth and development and protect ~~the District's~~ Purbeck's natural and built environment, including in accordance with the provisions for ensuring the protection of national and international sites.

Additional modification 63: Paragraph 221

The sustainability of Purbeck as a place to live, work and visit is underpinned by the ability of its infrastructure to enable everyone to travel, access health and education services and participate in sport, leisure and recreation activities. As ~~the District's~~ Purbeck's population continues to grow and additional employment opportunities are created, infrastructure, facilities and services will come under increased pressure.

Additional modification 64: Paragraph 223

Existing facilities and services, particularly in the rural parts of ~~the District~~ Purbeck, are often central to the sustainability of local communities and provide a focal point for residents. Whilst retention of existing facilities and services is therefore very important, the Purbeck Local Plan must also allow sufficient flexibility as to the way in which services are delivered. These continue to evolve in response to ongoing financial pressures and changing technology.

Additional modification 65: Paragraph 224

As part of the preparation of the Purbeck Local Plan the Council has prepared an Infrastructure Delivery Plan (IDP). The IDP, taking account of the scale of growth anticipated in Purbeck over the plan period, considers the potential capacity of existing infrastructure and the need for new infrastructure. A wide range of partners involved in the provision, maintenance and management of infrastructure in Purbeck have been consulted to ensure infrastructure projects that support the growth of the District area are identified and the impacts of the Purbeck Local Plan upon infrastructure capacity are understood. The IDP will be updated regularly, working with partners and local communities to identify the strategic and neighbourhood infrastructure required to support the level of development proposed in Purbeck.

Additional modification 66: Paragraph 226

Developer contributions in Purbeck will continue to be sought through a mix of planning obligations secured through Section 106 agreements (S106) and use of funds secured through the Community Infrastructure Levy (CIL). The Council adopted its CIL Charging Schedule in June 2014 and is ~~currently working on a review of the CIL in parallel with preparation of this Purbeck Local Plan.~~ CIL has provided a crucial tool to allow the Council to pool developer contributions towards management of the impact of growth on the areas of internationally protected heathlands and for transport infrastructure.

Additional modification 67: Paragraph 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 Regulation 123 list. Preparation of 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 consulted on, proposing for residential uses a levy 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.~~

Additional modification 68: Paragraph 229

CIL is an important mechanism for the Council in seeking contributions towards heathland mitigation. Developer contributions secured to ensure appropriate management of the impacts of growth upon Purbeck's internationally protected heathland have been crucial to enabling growth and development in ~~the District~~ Purbeck and will continue to be so over the period covered by this Purbeck Local Plan.

Additional modification 69: Paragraph 234

Good education is key to ensuring that our local workforce has appropriate skills and training, and that young families want to live in the area. The Annual Population Survey (ONS) for 2017 identifies that 26% of residents in Purbeck are qualified to HND or degree level (NVQ Level 4 and above), compared to 38% for Great Britain. Overall the proportion of residents with 5 or more GCSE or equivalent (NVQ Level 2 and above) at 72% is broadly equivalent to the national average of 74.7%. Maintaining and improving attainment, will support ~~the success and prosperity of the District~~ in Purbeck.

Additional modification 70: Paragraph 237

Purbeck is a rural ~~District~~ area with a relatively small and widely dispersed population. The largest towns of Swanage, Upton and Wareham all have populations of fewer than 10,000 residents. The A35, A351 and the A352 roads connect ~~the District~~ Purbeck to Dorchester and the conurbation of Christchurch, Bournemouth and Poole to the east. ~~The District~~ Purbeck also benefits from four railway stations each served by regular services to Poole, Bournemouth, Southampton and on to London Waterloo providing ~~the District~~ Purbeck with good strategic connectivity for its size and location.

Additional modification 71: Paragraph 241

The principal elements of the PTS are currently focused upon promoting sustainable transport to reduce the impact of the private car by promoting measures aimed at increasing cycling and walking, and encouraging train and bus use through improvements to services and infrastructure. Measures are also included to implement new approaches to road management along the A35 and C6 corridor that would divert traffic east/west journeys between Poole/Bournemouth and Wool/Lulworth and the west of ~~the District~~ Purbeck from the A351, which is at capacity at peak times.

Additional modification 72: Paragraph 248

Green infrastructure includes the diverse range of green and open spaces that combine to create much of the environment in which we live. It is a network of spaces, that connects walking and cycle routes, parks, rivers, designated wildlife sites and roadside verges. Designed and managed in an integrated way, green infrastructure can meet multiple objectives for residents including: promoting health and wellbeing; adapting to the impacts of climate change; improving air and water quality; encouraging walking and cycling and conserving and enhancing biodiversity and ecological resilience, alongside more traditional functions of green space such as sport, play and recreation. Protecting and enhancing green infrastructure in ~~the District~~ Purbeck and encouraging new provision and connections can therefore help create a healthy environment and lifestyle to tackle rising obesity and improve physical and mental health through exercise.

Additional modification 73: Paragraph 261

The Dorset Clinical Commissioning Group (Dorset CCG) has responsibility for primary care, community services, mental health services and acute hospital care across Dorset, Bournemouth & Poole. The Dorset CCG area is divided into localities and the majority of ~~Purbeck District Council's~~ the local plan area is covered by the Purbeck Locality Commissioning Group (PLCG). The areas of Upton and Lytchett Matravers are serviced by the Adams Practice which is based outside the Purbeck locality in Poole.

Additional modification 74: Paragraph 262

The IDP provides a summary of the current patient capacity of surgeries ~~in the District~~, and the ability of each to accommodate anticipated growth in patient numbers. This identifies that surgeries at Bere Regis and Lytchett Matravers are already at capacity. In both cases there is sufficient space for expansion of the surgery on site.

Additional modification 75: Paragraph 267

In common with national trends, particularly for many rural areas, some facilities have struggled to remain open in Purbeck's towns and villages. The settlement strategy background paper (2018) includes an audit of community facilities. The paper identifies shortages and where necessary recommends improvements to the quality of facilities currently provided. Greater use of online services; increasing reliance on the private car and reductions in public transport services; concentration of facilities into larger towns or out-of-town locations; and an ageing population all contribute to a reduction in provision and demand for facilities and services in many of Purbeck's key service

villages and towns. For many residents in rural parts of ~~the District~~ Purbeck, particularly those without access to a private car, this makes accessibility to facilities and services a significant challenge that can harm their health and wellbeing and overall quality of life, whilst the overall vibrancy and sustainability of rural communities is harmed. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities that are accessible to the general public. In some cases, such facilities and services can be provided as part of a wider development proposal.

Additional modification 76: Paragraph 274

All of the policies included in the Purbeck Local Plan are important to delivering housing and economic growth, protecting the environment and supporting ~~the social wellbeing of the District~~ of people in Purbeck. Monitoring of the policies is important to ensure they are being effectively delivered, that they continue to be relevant to the area and that they meet the requirements of national planning policy. Effective monitoring will also enable the Council to take action to address potential difficulties that arise in the delivery of the Purbeck Local Plan. Monitoring data will be published on an annual basis either through a single or multiple monitoring documents available from the Council's website.

Additional modification 77: Monitoring framework

Policy E8

Progress on delivery of mitigation will be reported in the Annual Infrastructure Statement. Access report. Access monitoring and visitor data, along with any data on species monitoring and habitat conditions will be published when available.

Policy H4

Deliver around 490 homes, 65 extra care units and necessary infrastructure at Moreton Station / Redbridge Pit.

Policy H5

Deliver around 470 homes, 65 extra care units and necessary infrastructure at Wool.

Policy H6

Deliver around 150 homes and necessary. infrastructure at Lytchett Matravers.

Policy H7

Deliver around 90 homes and necessary infrastructure at Upton.

Policy I4

Progress on the green infrastructure strategy to be reported in the authority monitoring report.

Additional modification 78: Glossary

Local plan: The plan for the future development of the local area, drawn up by the Council in consultation with the community and stakeholders. Once adopted, the Purbeck Local Plan will legally form part of the Development Plan for ~~the District~~ Purbeck, superseding the Purbeck Local Plan Part 1 (2012).

Suitable alternative natural green space (SANG): The name given to green space that is of a quality and type suitable to be used as mitigation within ~~the District~~ Purbeck. Its role is to provide alternative green space to divert visitors from visiting the heathland special protection areas (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

Validation requirements: The information that is required to be submitted with a planning application in order to be considered 'valid'. This includes particular plans or supporting documents that must be included with a planning application. It includes national requirements and local requirements which are specific to ~~Purbeck District~~ Dorset Council. The up to date requirements are set out in the '~~Purbeck District Council Planning Application Validation Requirements Checklist~~' 'Planning Applications, National and Local List of Requirements' document.
