

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review  
Issues and Options Consultation Report, June 2015



Thriving communities in balance  
with the natural environment

## Contents

|   |     |
|---|-----|
| Introduction.....   | 8   |
| Processing the responses .....  | 17  |
| Lessons learned .....   | 18  |
| Summary analysis of each consultation issue.....                        | 21  |
| Issue 1: Length of the plan period.....                                 | 22  |
| Issue 2: Meeting objectively assessed housing needs.....                | 29  |
| Issue 3: Where should the Council focus new settlement extensions? .... | 37  |
| Issue 4: Potential large housing sites .....                            | 117 |
| Issue 5: Green Belt .....   | 201 |
| Issue 6: Meeting employment needs.....                                  | 219 |
| Issue 7: Meeting retail needs .....                                     | 234 |
| Issue 8: Managing internationally protected heathlands.....             | 240 |
| Issue 9: Norden Park and Ride .....                                     | 246 |
| Issue 10: Boundaries.....   | 253 |
| Issue 11: Wareham Town Centre.....                                      | 256 |
| Issue 12: Local centres .....   | 259 |
| Issue 13: Affordable housing delivery .....                             | 265 |
| Issue 14: Self/custom build housing.....                                | 283 |
| Issue 15: Gypsies, Travellers and Travelling Show People.....           | 296 |
| Issue 16: Country park and tourist accommodation at Morden.....         | 302 |
| Issue 17: Other open space. ....  | 306 |
| Issue 18: Meeting military needs .....                                  | 312 |
| Issue 19: Existing policies .....                                       | 316 |
| Issue 20: Additional policies.....                                      | 322 |
| Issue 21: Any other issues.....   | 327 |

## List of tables

|   |    |
|---|----|
| Table 1: List of documents produced for the consultation..... | 12 |
|---|----|

|   |     |
|---|-----|
| Table 2: Details of drop-in events held across Purbeck.....                         | 14  |
| Table 3: Summary of additional facilities and services required by settlement ..... | 113 |
| Table 4: Summary of additional facilities and services required .....               | 114 |
| Table 5: Split of opinions for the three options.....                               | 203 |
| Table 6: Split of opinions for the three options.....                               | 204 |

## List of graphs

|   |    |
|---|----|
| Chart 1: Number of people attending drop-in events .....                  | 15 |
| Chart 2: Number of people in each age group attending drop-in events..... | 15 |
| Chart 3: Total number of consultation responses .....                     | 18 |
| Chart 4: Number of respondents who agree/disagree with Option 1a .....    | 22 |
| Chart 5: Breakdown of responses by respondent group.....                  | 23 |
| Chart 6: Respondents who commented on question 1b .....                   | 27 |
| Chart 7: Total number of quantitative responses .....                     | 29 |
| Chart 8: Responses to question 2a.....                                    | 30 |
| Chart 9: Total number of quantitative responses .....                     | 31 |
| Chart 10: Responses to question 2a.....                                   | 31 |
| Chart 11: Total number of responses .....                                 | 38 |
| Chart 12: Responses to option 3a .....                                    | 38 |
| Chart 13: Postcode analysis for option 3a .....                           | 47 |
| Chart 14: Total number of responses .....                                 | 50 |
| Chart 15: Responses to option 3b .....                                    | 50 |
| Chart 16: Postcode analysis for option 3b .....                           | 57 |
| Chart 17: Total number of responses .....                                 | 60 |
| Chart 18: Responses to option 3c.....                                     | 60 |
| Chart 19: Postcode analysis for option 3c.....                            | 67 |
| Chart 20: Total number of responses .....                                 | 70 |
| Chart 21: Responses to option 3d .....                                    | 70 |
| Chart 22: Postcode analysis for option 3d .....                           | 77 |
| Chart 23: Total number of responses .....                                 | 80 |
| Chart 24: Responses to option 3e .....                                    | 80 |
| Chart 25: Postcode analysis for option 3e .....                           | 87 |
| Chart 26: Total number of responses .....                                 | 90 |

|  |     |
|--|-----|
| Chart 27: Responses to option 3f .....             | 90  |
| Chart 28: Postcode analysis for option 3f .....    | 96  |
| Chart 29: Summary of responses to question 3a..... | 99  |
| Chart 30: Combinations of options.....             | 102 |
| Chart 31: Total number of responses .....          | 118 |
| Chart 32: Responses to option 4a .....             | 118 |
| Chart 33: Postcode analysis for option 4a .....    | 125 |
| Chart 34: Total number of responses .....          | 128 |
| Chart 35: Responses to option 4b .....             | 129 |
| Chart 36: Postcode analysis for option 4b .....    | 138 |
| Chart 37: Total number of responses .....          | 141 |
| Chart 38: Number of responses to option 4c .....   | 141 |
| Chart 39: Postcode analysis for option 4c.....     | 147 |
| Chart 40: Total number of responses .....          | 149 |
| Chart 41: Responses to option 4d .....             | 149 |
| Chart 42: Postcode analysis for option 4d .....    | 157 |
| Chart 43: Total number of responses .....          | 160 |
| Chart 44: Responses to option 4e .....             | 160 |
| Chart 45: Postcode analysis for option 4e .....    | 168 |
| Chart 46: Total number of responses .....          | 172 |
| Chart 47: Responses to option 4f .....             | 172 |
| Chart 48: Postcode analysis for option 4f .....    | 179 |
| Chart 49: Total number of responses .....          | 182 |
| Chart 50: Responses to option 4g .....             | 183 |
| Chart 51: Postcode analysis of option 4g.....      | 189 |
| Chart 52: Overall quantitative results.....        | 193 |
| Chart 53: Responses to option 4c.....              | 198 |
| Chart 54: Responses to option 5a, 5band 5c.....    | 201 |
| Chart 55: Overall results .....                    | 210 |
| Chart 56: Split of responses.....                  | 210 |
| Chart 57: Postcode analysis for 5b .....           | 212 |
| Chart 58: Overall responses .....                  | 213 |
| Chart 59: Split of responses.....                  | 213 |

|  |     |
|--|-----|
| Chart 60: Postcode analysis for 5c .....   | 215 |
| Chart 61: Responses to options 6a to 6f.....   | 220 |
| Chart 62: Responses to option 6a .....   | 221 |
| Chart 63: Responses to option 6b .....   | 222 |
| Chart 64: Responses to option 6c.....  | 224 |
| Chart 65: Responses to option 6d .....   | 225 |
| Chart 66: Responses to option 6e: .....  | 226 |
| Chart 67: Responses to option 6f .....   | 227 |
| Chart 68: Responses to question 6b.....  | 228 |
| Chart 69: Responses to question 6b by specified groups.....                              | 229 |
| Chart 70: Suggestions made in response made to Question 6c.....                          | 230 |
| Chart 71: Response to option 7a .....  | 234 |
| Chart 72: Responses to Question 7a.....  | 235 |
| Chart 73: Responses to option 7b .....   | 236 |
| Chart 74: Patterns in the response to option 7b with option 7a.....                      | 236 |
| Chart 75: Question 7b: Where do you think additional retail floor space should go? ..... | 238 |
| Chart 76: Combined response to 400m exclusion zone and 400m – 5km mitigation zone.       | 240 |
| Chart 77: Responses to 400m exclusion zone.....  | 241 |
| Chart 78: Responses to 400m – 5km mitigation zone .....                                  | 243 |
| Chart 79: Responses to Question 9a.....  | 246 |
| Chart 80: Responses to question 9a.....  | 247 |
| Chart 81: Responses to question 10.....  | 253 |
| Chart 82: Responses to question 11.....  | 256 |
| Chart 83: Responses to question 11.....  | 257 |
| Chart 84: Response to the choice of options for Issue 12 .....                           | 259 |
| Chart 85: Quantitative responses to option 12a.....                                      | 260 |
| Chart 86: Quantitative responses to Option 12b.....                                      | 261 |
| Chart 87: Quantitative responses to Option 12c .....                                     | 261 |
| Chart 88: Response to Question 12b.....  | 263 |
| Chart 89: Summary of responses to question 13a.....                                      | 265 |
| Chart 90: Responses to Option 13a, 13b and 13c.....                                      | 269 |
| Chart 91: Number of responses to question 13b .....                                      | 273 |
| Chart 92: Number of responses to question 13b .....                                      | 276 |

|   |     |
|---|-----|
| Chart 93: Number of respondents who agree with options 14a – 14                                   | 283 |
| Chart 94: Responses to option 14a   | 283 |
| Chart 95: Number of responses to option 14b   | 286 |
| Chart 96: Responses received to option 14c  | 288 |
| Chart 97: Responses received to option 14d  | 290 |
| Chart 98: Number of responses received to option 14e  | 292 |
| Chart 99: Quantitative assessment of responses to Question 15a                                    | 296 |
| Chart 100: Quantitative assessment of responses to option 15a                                     | 297 |
| Chart 101: The response by different groups to Option 15a   | 297 |
| Chart 102: Quantitative assessment of responses to Option 15b                                     | 298 |
| Chart 103: The response by different groups to option 15b   | 298 |
| Chart 104: Suggestions in response to Question 15b  | 300 |
| Chart 105: Number of responses about Morden Park Corner   | 302 |
| Chart 106: Percentage of respondents that agree/disagree with question 17a                        | 306 |
| Chart 107: Responses by respondent group  | 306 |
| Chart 108: Number of responses received for each respondent group                                 | 309 |
| Chart 109: Relationship between responses and respondents postcode                                | 311 |
| Chart 110: Respondents to the questions on military housing                                       | 312 |
| Chart 111: Responses to Military housing needs  | 313 |
| Chart 112: Responses to Q18(b)  | 314 |
| Chart 113: Combined responses to 18(a) military needs and 18(b) MOD building non-military housing | 314 |
| Chart 114: Number of responses from all categories  | 316 |
| Chart 115: Number of responses around new policies  | 322 |
| Chart 116: Number of comments received for Question 21a   | 327 |

## **Appendices**

|            |     |
|------------|-----|
| Appendix 1 | 336 |
| Appendix 2 | 337 |
| Appendix 3 | 338 |
| Appendix 4 | 340 |
| Appendix 5 | 348 |
| Appendix 6 | 349 |

Appendix 7 ..... 351  
Appendix 8 ..... 352  
Appendix 9 ..... 354  
Appendix 10 ..... 360

## Introduction

### Partial Review of the Purbeck Local Plan: Part 1 - Planning Purbeck's Future

1. Purbeck District Council currently has an adopted local plan called the Purbeck Local Plan Part 1 (PLP1). Several stages of public consultation helped to shape it before a government planning inspector examined the plan and the Council was able to adopt it. This means that the Local Plan became the formal guide to development in the district and it is used by the Council to determine planning applications.
2. At examination of the PLP1, the inspector raised concerns that the Council had not fully explored all housing growth potential in the district. Therefore, in the PLP1, the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth.
3. As well as fulfilling the Council's commitment to explore the potential for additional development above that of the PLP1, the Partial Review gives the Council an opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.
4. The Issues and Options document is a key stage in preparing the partial review of the Purbeck Local Plan. The document sets out the key issues affecting Purbeck both now and in the future, and discusses a range of options for tackling these issues. The consultation gives local people, business and other organisations the opportunity to have their say on potential future growth in the district.
5. The Issues and Options consultation took place during a six week period from 29 January to 13 March 2015 and was carried out in accordance with the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012: <http://www.legislation.gov.uk/ukxi/2012/767/regulation/18/made> and Purbeck District Council's Statement of Community Involvement (SCI) which sets out how the regulations will be met: <https://www.dorsetforyou.com/408862>.

### The purpose of this report

6. This report explains the processes involved in preparing and carrying out the consultation. It summarises the consultation results and explains how the consultation responses will help to inform the development of the Partial Review.

### The report is set out as follows:

#### Early engagement

- Scoping exercise: The Council contacted individuals and organisations on the planning policy database to begin to identify key issues for the Partial Review.
- We made a presentation to all town and parish councils with settlement boundaries about the settlement boundary review and partial review and the potential for additional growth in the district.

## **The Issues and Options consultation**

- Preparation for consultation: Provides a summary of work undertaken in preparation for the public consultation, including consultation exercises with Councillors, Parish and Town Councils, officers and partners.
- Public consultation process: Sets out all of the activities involved in conducting the public consultation, including events and presentations, publication of materials and information dissemination.
- Collation of representations: Provides a summary of the different methods of response and how they were recorded for analysis.
- Analysis of representations: Sets out how responses were analysed to ensure that the main points raised were accounted for.
- Summary of main issues raised: Provides a summary of the main issues raised by respondents.
- Lessons learned: Examines the entire process to assess both the successful and not so successful elements of the consultation, and looks at ways to improve future engagement.
- Next steps: Sets out how the results of the Issues and Options consultation are fully considered as part of the preparation of the Partial Review

## **Early engagement**

### **Scoping**

7. In September/October 2013 the Council asked everyone on its planning policy contacts database (including statutory consultees) what they believed were the key issues surrounding the sustainable development of Purbeck that the partial review of PLP1 should address. The feedback from the scoping exercise helped to inform the Issues and Options consultation document.

### **Strategic Housing Land Availability Assessment (SHLAA) – the call for sites**

8. The Council began the process of producing a SHLAA in 2007 following the publication of new government guidance. Over the years, the assessment has been amended and refined as circumstances have changed. In 2007, a large number of potential sites were submitted to the council by landowners.
9. A more recent call for sites took place in August/September 2014 when the Council published the previously submitted sites and asked landowners and/or their agents to provide information on:
  - any new sites;
  - amendments to submitted sites and/or the site information; and
  - confirmation of the availability of previously submitted sites.

10. The Council was particularly keen to get confirmation from landowners and/or their agents to be able to include sites in the updated SHLAA.
11. Landowners and/or their agents were also asked if they would like their sites to be considered for other uses of economic development and / or Gypsy, Traveller and Travelling Showpeople sites.
12. Since the Council's first call for sites, it has received around 250 sites across Purbeck. The SHLAA can be found in the 'Evidence' table at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review).

### **Town and parish council workshops**

13. In October 2014 the Council's Partial Review Advisory Group created the Town and Parish Council Workshops programmes designed to engage parish and town councils in the development of the partial review of the local plan.
14. In autumn 2014 we held a Town and Parish Council workshop which introduced town and parish councillors to the Partial Review
15. The workshop explored the Council's current approach to heathland mitigation and undertook a SWOT analysis of it.

### **Preparation for the consultation**

16. A communication strategy was produced for the Partial Review Issues and Options consultation which set out who we should consult with and the proposed methods of communication and engagement can be found here [Purbeck Local Plan Partial Review engagement and communications strategy - Nov 2014](#)
17. The following actions were carried out to ensure that residents, businesses and local organisations were made aware of the consultation, and to meet the statutory requirements:
  - placed an article in the November issue of the Council's newsletter About Purbeck to raise awareness of the forthcoming consultation;
  - placed advertisements in the Bournemouth Echo and the Dorset Echo;
  - placed large feature advertisements in the Swanage and Wareham Advertiser and the Swanage and Purbeck Gazette;
  - distributed press releases which were printed in local newspapers;
  - sent a flyer with the consultation web address and details of drop-in events to every address in Purbeck;
  - distributed flyers at various locations in Swanage and Wareham and also outside the main supermarkets in Swanage, Upton and Wareham;
  - sent an email and/or a letter with details of the consultation website address to statutory consultees and Duty to Co-operate organisations

## Partial Review Issues and Options Consultation Report – June 2015

- sent an email and/or a letter with details of the consultation website to individual and organisation on the planning policy database who had requested to be kept informed on the Partial Review;
- sent an email and a letter with details of the website address, along with a full set of consultation documents, to all district libraries and requested that they make them available to the public;
- sent an email and a letter with details of the website address, along with a full set of consultation documents to Dorchester and Poole town centre libraries and requested that they make them available to the public.
- sent an email and a letter with details of the website address, along with a full set of consultation documents, to all town councils and requested that they make them available to the public;
- sent an email/letter with details of the website address, and a copy of the consultation document, to all parish councils; and
- A full set of consultation documents was available to view at the District Council offices.

Copies of flyers, advertisements and press releases can be found in Appendix 4

### Documents produced for the consultation

18. The following list of documents were produced for the consultation and were made available on the Dorset for you website. Paper copies were available to view at the district council offices, Swanage, Upton and Wareham Town Council offices, Purbeck Libraries and Dorchester and Poole central libraries. Copies of consultation documents could be purchased, at the print cost, on request from Purbeck District Council.

| List of consultation documents                            |
|---|
| Issues and Options Consultation Document                  |
| Issues and Options Consultation Questionnaires            |
| Appraisals  |
| Previously Developed Land Study                           |
| Green Belt Review   |
| Sustainability Appraisal                                  |
| SA Non-technical Summary                                  |
| Equalities Impact Assessment and Health Impact Assessment |
| Evidence and background papers                            |
| Heathlands Background Paper                               |
| Employment Background Paper                               |

|  |
|--|
| Strategic Housing Land Availability Assessment                                   |
| Wareham Town Centre Background Paper   |
| Strategic Flood Risk Assessment  |
| Bovington Settlement Boundary Review   |
| Briantspuddle Settlement Boundary Review   |
| Church Knowle Settlement Boundary Review   |
| Corfe Castle Settlement Boundary Review  |
| East Chaldon Settlement Boundary Review  |
| East Lulworth Settlement Boundary Review   |
| Harmans Cross Settlement Boundary Review   |
| Kimmeridge Settlement Boundary Review  |
| Kingston Settlement Boundary Review  |
| Langton Matravers Settlement Boundary Review                                     |
| Lytchett Matravers Settlement Boundary Review                                    |
| Lytchett Minster Settlement Boundary Review                                      |
| Moreton Station Settlement Boundary Review                                       |
| North Wareham Settlement Boundary Review   |
| Sandford Settlement Boundary Review  |
| Studland Settlement Boundary Review  |
| Upton Settlement Boundary Review   |
| Wareham Town Settlement Boundary Review  |
| West Lulworth Settlement Boundary Review   |
| Winfrith Newburgh Settlement Boundary Review                                     |
| Wool and East Burton Settlement Boundary Review                                  |
| Worth Matravers Settlement Boundary Review                                       |
| Eastern Dorset Strategic Housing Market Assessment (interim summary for Purbeck) |
| Poole and Purbeck Retail Study   |
| Habitats Regulations Assessment  |
| Frequently Asked Questions   |

Table 1: List of documents produced for the consultation

## Public consultation process - communications

### Statutory consultees

19. All local plan consultations are required by law to consult with statutory consultees (The Town and Country Planning (Local Planning) (England) Regulations 2012, Part 6, Regulation 18)
20. A list of those contacted can be found in Appendix 6. This also includes organisations with which the Council has a Duty to Co-operate.
21. Purbeck town and parish councils, and parish meetings were contacted as follows:

### Statutory consultees and duty to co-operate organisations

- letter (sent via post and/or email) which provided;
  - details of the consultation period;
  - the web address for consultation documents; and
  - a link to the online questionnaire. (a copy of the communication sent can be found in Appendix 8)

### Town councils

- letter a (sent via post and email) to each town council;
  - details of the consultation period;
  - the web address for consultation documents;
  - a link to the online questionnaire;
  - a full set of documents to be made available to the public; and
  - a batch of paper questionnaires (additional copies could be requested as needed)

### Parish councils and parish meeting

- letter as above (sent via email and or post) to all parish councils and parish meetings;
  - details of the consultation period;
  - the web address for consultation documents;
  - a link to the online questionnaire; and
  - a copy of the consultation document. (Additional copies of consultation documents and background papers were available on request.)

### Other consultees

22. Organisations, business and individuals that have chosen to be on the planning policy contacts database were notified of the consultation by email or a letter and provided with

- details of the website address;
- a link to the online questionnaire;
- a list of places where a full set of consultation documents could be viewed; and
- information about the drop-in events.

23. At our request Dorset Community Action forwarded details of the consultation and the drop-in events to contacts on their database. Details were forwarded to other organisations through other websites contact details. A list of the groups and organisations contacted can be found in Appendix 7

## Drop-in events

24. We held seven separate drop-in events spread across the five spatial areas of the district to try to ensure that residents were able to talk through the issues and options with planning policy officers. The drop-in events ran from 2pm to 8pm which provided flexibility so that that people who worked or had other responsibilities were able to attend.

| Date                  | Time      | Venue                  | Location           |
|-----------------------|-----------|------------------------|--------------------|
| Wednesday 11 February | 2pm - 8pm | Upton Community Centre | Upton              |
| Thursday 12 February  | 2pm - 8pm | The D'Urberville Hall  | Wool               |
| Monday 16 February    | 2pm - 8pm | The Mowlem             | Swanage            |
| Wednesday 18 February | 2pm - 8pm | The Scout Hut          | Bere Regis         |
| Friday 20 February    | 2pm - 8pm | The Town Hall          | Wareham            |
| Tuesday 24 February   | 2pm - 8pm | Moreton Village Hall   | Moreton            |
| Thursday 26 February  | 2pm - 8pm | The Library            | Lytchett Matravers |

Table 2: Details of drop-in events held across Purbeck

25. We produced displays which set out the key issues in the consultation document such as; the timeframe for the plan, potential large scale development sites and a possible review of the greenbelt. Copies of the displays can be found in Appendix 9. This provided residents with a flavour of the issues and options and an opportunity to find out more before making their response.
26. The drop-in events were well attended in most areas and resulted in good levels of engagement with residents. Attendees were asked to complete a monitoring board by placing a coloured sticker to indicate their gender, postcode, age group and employment status.
27. Not all attendees completed the form but the information gathered indicated the approximate number of people attending each event. While Chart 1 indicates that 597 people filled in the monitoring proforma we estimate that in excess of 650 people came to the seven events.

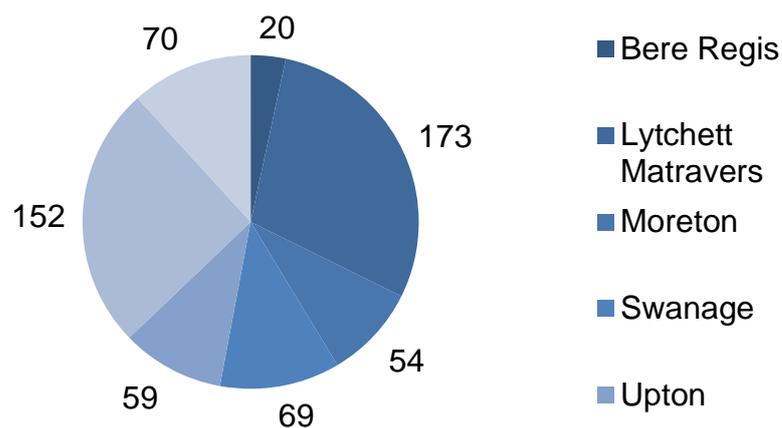


Chart 1: Number of people attending drop-in events

28. The age breakdown in Chart 2 demonstrates that the events were predominantly attended by people aged 50 and over. Only 15% of attendees were under 50 and less than 4% were under 30. This is not surprising as Purbeck has a higher than average population of over 50s. (47.5%). Please see the ‘Lessons learned’ section on how we plan to try to engage across a wider age range.

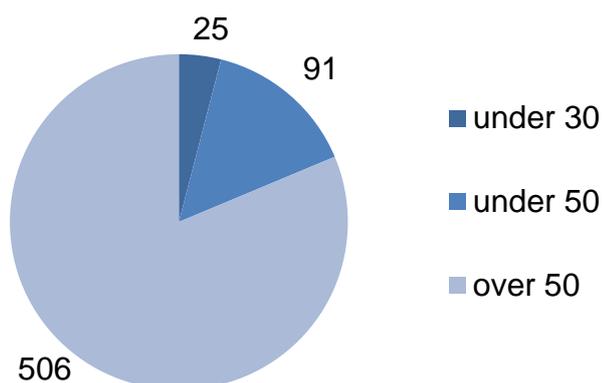


Chart 2: Number of people in each age group attending drop-in events

29. While there was a low attendance of younger people at the drop-in events this may not necessarily be reflected in those who completed the on-line questionnaire. However, the questionnaire did not ask the respondents to select their age group. In future respondents will be asked to complete an equal opportunities monitoring form which will include age groupings. Briefings/presentations to specific groups

### Partial Review Advisory Group -Town and Parish Council workshops

30. An engagement programme was designed by the Partial Review Advisory Group (PRAG) to help ensure that Town and Parish Councils and Parish Meetings have the opportunity to fully engage with the process of developing the Partial Review. This comprised of a series of workshops both to help inform the Partial Review and to keep Town and Parish Councils and Parish Meetings involved and updated throughout the process. The workshops took place at Council offices on Thursday 23 October Friday 24 October. One workshop was held in the morning and one was in the evening to ensure that people with commitments had a choice of times to attend.

31. The workshop in February 2015 examined a number of key issues including, the Strategic Housing Market Assessment, the Value and Importance of Heathland, the Habitat Regulations and 'how to respond' to the Issues and Options consultation. An agenda for the February 2015 workshop can be found in Appendix 2.

### **Wareham and Swanage Chambers of Trade and Commerce**

32. We contacted both the Swanage & Purbeck and the Wareham Chambers of Trade and Commerce, and the Swanage & Purbeck Hospitality Association to offer to provide a short presentation of the Issues and Options consultation to their members to give them an opportunity to ask questions of planning policy officers prior to submitting their response.
33. A briefing was provided to Wareham Chamber of Trade on the evening of 25 February 2015. The event was well attended by representatives of Wareham businesses.
34. Unfortunately, it was not possible to arrange a meeting with the Swanage Chamber of Trade and Commerce or the Swanage and Purbeck Hospitality Association during the consultation period which would allow them time to make their response before the close of the consultation. The organisations were requested to share the consultation details with their members.

### **The Wareham, Swanage and Wool senior forums**

35. The three Purbeck senior forums were also contacted and offered the opportunity of a briefing but unfortunately none were holding meetings during the consultation period. Again the information about the consultation was passed to the organisation with a request to share it with their members.

### **Langton Matravers public meeting briefing**

36. Langton Matravers Parish Council organised a public meeting on 26 February which was very well attended. The Planning Policy Manager and the General Manager provided a briefing and answered questions and queries from the public.

## Processing the responses

37. The Issues and Options consultation document required individual responses to a wide range of issues and options. A questionnaire was devised that allowed the respondent to choose from potential options and to explain why they agreed or disagreed with that specific option.

### The response options

38. The council was keen to ensure that everyone had the opportunity to respond to the consultation. Responses could be made using:

- the online questionnaire;
- the paper questionnaire; and
- written responses (email and letter)

39. The questionnaire was available both online and in paper format. The paper questionnaire was available at district and town council offices, (and some parish council offices) and local libraries. Respondents were also invited to send written responses by email or letter.

40. The online questionnaire uses the SNAP system which allows respondents to fill out the questionnaire online. The questionnaire can be saved so that it is not necessary to complete it all at one time.

### Responses received

41. The Council received four hundred and eighty four responses from a range of organisations and individuals as shown in Chart 3.

### Response formats

42. Approximately half the responses (249) were submitted using the online questionnaire, whilst 74 paper questionnaires were submitted and a further 161 responses came either by letter or email.

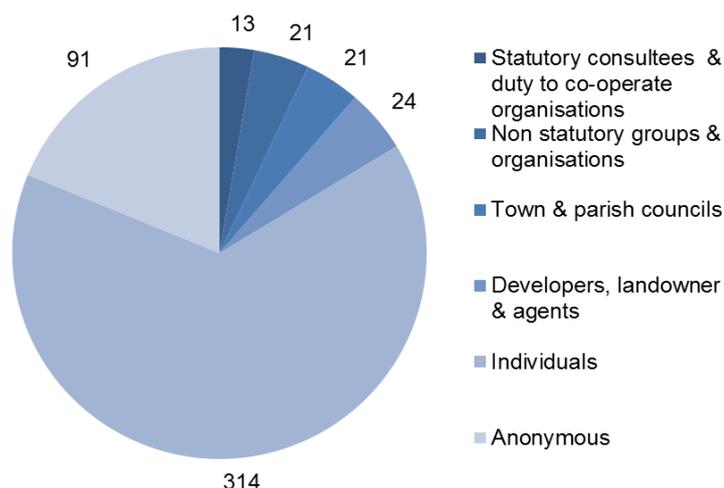


Chart 3: Total number of consultation responses

## Analysing the representations

43. Each issue and question was analysed individually. The responses were sorted into grouping as follows and the number of responses was counted up. This information was presented in chart format.

- Statutory consultees and duty to co-operate organisations
- Town and parish councils
- Developers, landowners and agents
- Non-statutory consultees
- Individuals responses (named and anonymous)

## Lessons learned

44. This section of the report summarises some of the consultation successes but also highlights some areas that we may need review for future consultations.

## Distribution of information flyers

45. The distribution of information flyers to every address in Purbeck was relatively successful in disseminating the information across the District and the majority of address in the District received the flyer. Unfortunately, errors did occur and the distribution company failed to deliver to the DT2 postcode area. As soon as we were made aware of this, we organised a special delivery of a new flyer promoting the link to the consultation web address and details of an additional drop-in event to be held in that specific area.

46. We also had reports from other individuals that they did not receive a flyer but this may well have been that the flyer was delivered along with other advertising materials and may have been discarded as junk mail.

47. In future we need to have a system in place to ensure that the distribution company carry out directions accurately.

### Parish council's role in publicising the consultation

48. Officers sent Parish Councils copies of the consultation document with additional documents available on request. They also provided posters to display on parish council notice boards and asked Town Councils to make the document available to the general public. Those parish councils with public facilities such as Langton Matravers Parish Council also displayed the documents and arranged a public meeting where District Council Officers gave a presentation. This event was very successful and depending on resources and time, we could consider arranging similar events for future consultations.

### The consultation document, the background/evidence papers and questionnaire

49. Considering the number of responses received there were few complaints about the documentation itself. Some people thought that the consultation was extremely complex and took too long to work through, while others thought it was clear and well set out.
50. The Council acknowledges that the consultation was complex as there were a lot of separate issues that we needed to ask the community about. We will continue to listen to the response from the community and where possible will try to improve the way in which we present information in future consultations.

### Electronic and paper questionnaires and other response methods

51. We produced an online electronic questionnaire to provide respondents with an easy to use online option. Concerns raised by respondents included:
- The questionnaire was difficult to complete online as it was necessary to refer to the consultation document which required having both documents open at the same time.
  - Not all areas of Purbeck are well served by broadband and some areas have little or no internet access at all.
52. In areas where internet access was a problem we provided additional copies of consultation documents to the Parish Council and to some residents. We invited respondents to submit their comments in a variety of ways including:
- the online questionnaire
  - the freepost paper questionnaire
  - by post or email
53. Officers will review the ways in which people can respond to consultations to see if improvements can be made to the

## Equalities and other monitoring

54. Whilst processing the responses, it became clear that sorting the responses into groups would have been easier if the questionnaire had identified whether the respondent was responding on behalf of a group. This will be added to questionnaires for future consultations.
55. To help us monitor age and gender of respondents we will also add an equalities monitoring form.

## Consultation closing deadline

56. One respondent was concerned that the Council offices (Westport House) had closed at 4:15 pm on Friday 13 March before the consultation closing time of 5pm. People making enquiries during the final week were advised that they could still put their response in the Council office's letterbox after the 5 pm deadline. To avoid any confusion in future we will ensure that those times are aligned.

## Engaging harder to reach groups

57. Monitoring of attendance at drop-in events indicates that younger people and particularly those under 30 were under represented. We contacted local youth workers to try to arrange engagement with young people at the youth centre but this proved problematic due to time constraints and officer capacity. Engagement with young people needs to be planned well in advance and tailored specifically for them. In future, we aim to work with local schools and youth organisations to arrange appropriate engagement.

## Next steps

58. Below is a summary of the next stages of the Partial Review:
  - Preferred options consultation: January → February 2016
  - Pre-submission draft consultation: September → October 2016
  - Submit the plan to the Secretary of State: February 2017
  - Public examination (including hearing sessions): spring/summer 2017
  - Adoption: autumn 2017

## **Summary analysis of each consultation issue**

59. This section of the reports sets out the analysis of and officers' response to the consultation responses. The issues are numbered 1 to 21.
60. All of the summarised comments and the officers' responses can be found in Appendix 10.

## Issue 1: Length of the plan period

**Question 1a: Which option do you agree/disagree with and why?**

**Options 1a: 2017 - 2031 (14 years) Option 1b: more than 14 years**

**Why do you agree/disagree?**

### Summary of responses:

61. Respondents were asked which option for the plan length they agreed or disagreed with. Of those that responded the vast majority agreed 14 years was the right length for the plan.

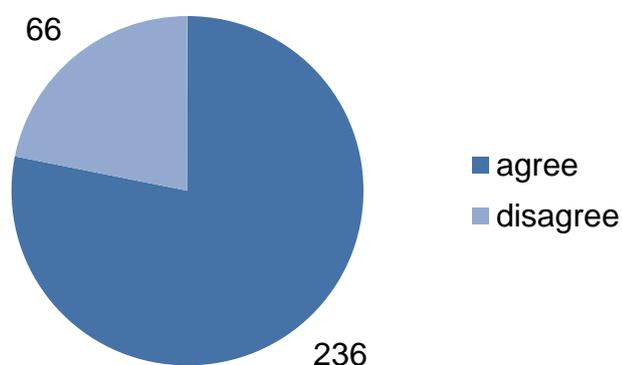


Chart 4: Number of respondents who agree/disagree with Option 1a

62. The respondents include 4 statutory and/or duty to co-operate organisations, 4 non statutory groups, 12 town or parish councils, 14 developers, landowners and agents, organisations, 209 individuals and 63 anonymous responses. The number and breakdown of those that agree or disagree with option 1a is shown in Chart 5.

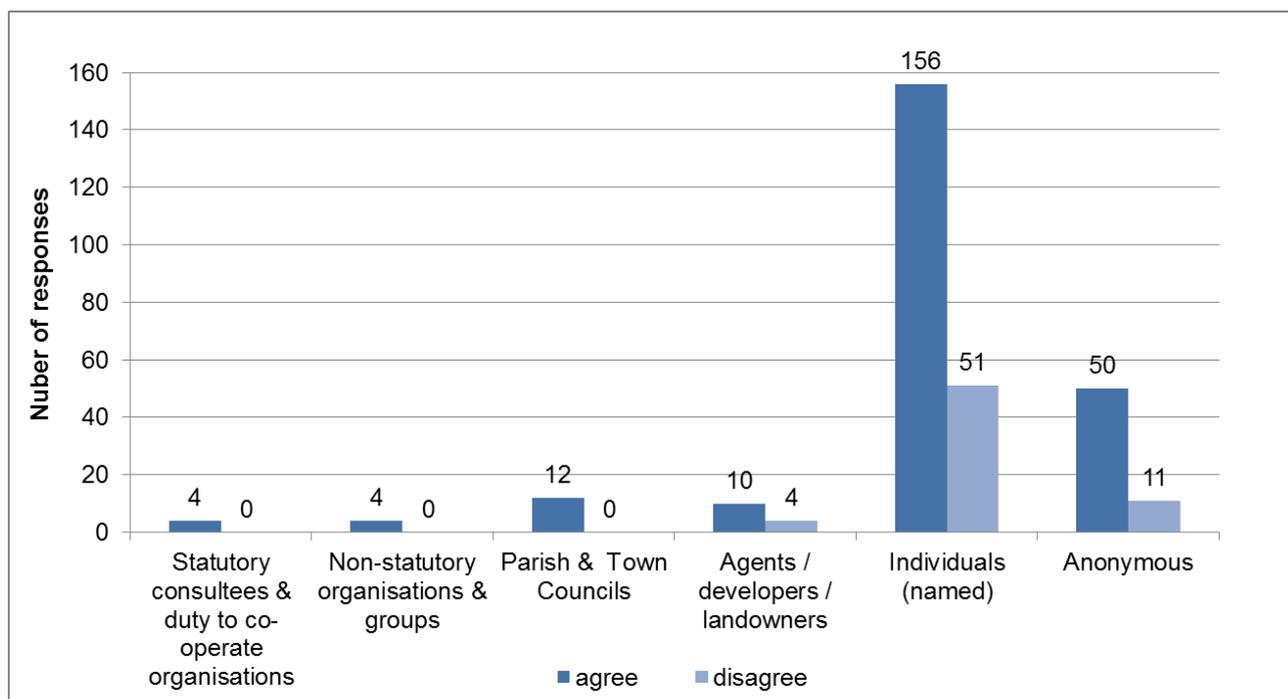


Chart 5: Breakdown of responses by respondent group

## Responses by respondent groups

### Statutory consultees and duty to co-operate organisations

63. The following consultees responded to option 1a as follows:

- Dorset County Council agrees that the plan timescale should be aligned with neighbouring authorities.
- West Dorset, Weymouth & Portland Borough Councils also welcome the plan running to 2031 as this aligns with the Post Examination Modification which the Councils are proposing to the West Dorset, Weymouth and Portland Local Plan to change the plan end date from 2028 to 2031. It is helpful to have this alignment for joint planning purposes – for example in planning potential adjacent strategic sites such as Moreton and Crossways and pooling of resources for joint evidence gathering.
- The Highways Agency agree with 14 years as this is an important factor for the Agency when considering impacts on the Strategic Road Network (SRN) which could affect routes crossing administrative boundaries. Further evidence would also need to be commissioned beyond 2031 as circumstances may have changed and it is important that planning policy reflects the most up to date situation.

Dorset AONB agreed but did not make a comment

### Non-statutory organisations and groups

64. 4 non-statutory organisations agree with Option 1a as it allows for alignment with the plans of neighbouring authorities.

**Town and parish councils**

65. Eleven town and parish councils ticked the agree box for option 1a although 12 actually agreed. This is primarily because it would align Purbeck’s plan with neighbouring plans and because most consider 14 years to be a proportionate time to plan for.

| Town/parish council/meeting                      | Agree / Disagree | Comment  |
|--|------------------|--|
| Affpuddle and Turnerspuddle Parish Council       | Agree            | The Council agree with this being in line with national policy and because it will be easier to work alongside the plans of neighbouring councils.                           |
| Chaldon Herring Parish Council                   | Agree            | Housing need should be assessed regularly perhaps with a series of mini consultations.   |
| Church Knowle Parish Council                     | Agree            | It is in keeping with neighbouring councils with regards to holistic & cohesive planning.  |
| Corfe Castle Parish Council                      | Agree            | None   |
| Kimmeridge Parish Meeting                        | Agree            | It is impossible to predict much beyond this period, and the position on housing may have changed completely in this time.   |
| Lytchett Matravers Parish Council                | Agree            | 14-year period in order to keep the Local Plan in line with neighbouring districts.  |
| Lytchett Minster & Upton Town Council            | Agree            | This option takes into account the great importance of synchronising with other authorities.   |
| Morden Parish Council                            | Neither          | No preference  |
| Wareham St Martin Parish Council                 | Agree            | If more than 14 years would not be able to adapt to changes in planning, government legislation, housing needs, industry and technology. In line with Poole Borough Council. |
| Wareham Town Council                             | Agree            | This term is adequate as needs may change over time and further assessment may be necessary.   |
| Winfrith Newburgh & East Knighton Parish Council | Agree            | No comment.  |
| Wool Parish Council                              | Agree            | 14 years is time to implement and carry out any changes.   |
| Worth Matravers Parish Council                   | Agree            | Barely foreseeable future.   |

|                              |         |  |
|------------------------------|---------|--|
| West Lulworth Parish Council | Neither | Neither agree nor disagree as figures are based on prescribed guidance from government which does not consider the constraints of our area, doesn't reflect the known actual housing need previously assessed and by definition (Sustainability Appraisal) is not sustainable. |
|------------------------------|---------|--|

### **Agents, developers and landowners**

66. Of the 10 respondents in this category that agreed to a 14 year plan period, 6 thought that aligning the plan with neighbouring authorities plans was really important although some also raised concerns that the plan may not be in general conformity with national policy which states that plans should cover a 15 year time frame.
67. 6 respondents in this category disagreed with a 14 year plan and thought that a longer time frame could allow more time to gather evidence but primarily they disagreed because a plan of less than 15 years would not be in conformity with national planning policy. Other reasons why they support a longer plan.
- A longer period would provide a greater return on the investment in the local plan would give residents, business and land owners' greater certainty and increase the likelihood that the plans objectives would be achieved. (ES Group)
  - Whilst a 14 year plan period aligns better with neighbouring authorities a longer time frame can take account of longer term requirements and be kept updated to ensure sound planning is implemented and certainty for stakeholders over the long-term. (Ashvilla Estates)
  - If any delays occur, the plan's length could be reduced further. This would have implications for planning for the delivery of housing that should not be considered as minimal. Option 1b is supported, i.e. 15 years or longer. (South West HARP Planning Consortium)
  - The Purbeck Local Plan Inspector's Report (31 October 2012) states that the plan was only an appropriate basis for the planning of the District in the short term and that a partial review of the plan would be urgently required commencing in 2013 so already timescales have slipped. If the Review will not be completed until 2017 a proposed plan end date of 2031 is considered too short. It is suggested that the Eastern Dorset Housing Market Area (HMA) authorities should co-ordinate their plan periods accordingly and in doing so commission any necessary evidence based work required. These comments will be submitted to the Poole Partial Review Issues & Options consultation. (Home Builders Federation)

### **Individuals and anonymous**

68. More than 200 individuals agreed with option 1a as follows.
- 82 of those agreed because they think it is important that the plan is in line with the plans of neighbouring authorities.

- Many of those that agreed with Option 1a feel that 14 years was a more than adequate time frame which takes into consideration and allows for changing circumstances.
- About one quarter of individuals disagreed with Option 1a as they generally thought that a longer timeframe is needed.
- A further 32 other comments were received which are summarised in Appendix 10.1.

## Key issues raised

69. The key recurring reasons for supporting a 14 year timeframe are that :

- 14 years is an appropriate time frame that allows the plan to adapt to external influences and changes.
- The plan aligns with plans of neighbouring authorities providing more capacity for joined up working.

70. The key recurring reasons for wanting a timeframe longer than 14 years are that:

- There is potential for a shorter plan to not be in conformity with national planning policy.
- Not enough time to identify and secure sites particularly those proposed in greenfield extensions.
- 15 years would allow for plans to take account of longer term requirements and be kept up to date giving both the council and developers greater confidence in long term delivery.

## Officer response

71. The NPPF prefers plans to have a 15 year time horizon/period. However, under the duty to cooperate, it also requires the Council to liaise closely with neighbouring authorities on cross-boundary issues and sharing evidence. The timescale of the Partial Review of the Poole Core Strategy is due to take it until 2031. The Council anticipates it will adopt the Partial Review in 2017, which would give the plan a lifetime of 14 years up to 2031. Whilst this is slightly under the NPPF's recommended lifetime of 15 years, the Council feels it could make sense to align its plan with other neighbouring councils. This would help future pooling of resources for evidence and cross-boundary working and would help with the duty to cooperate.

## Actions

72. If agreed by Council, officers will continue to prepare the plan with a 14 year lifetime from 2017 to ensure it is aligned with plans of neighbouring authorities with whom Purbeck is working closely through the duty to co-operate.

## Question 1b: Are there any other options that you feel should be considered?

73. There were 49 comments made in response to question 1b as shown in Chart 6.

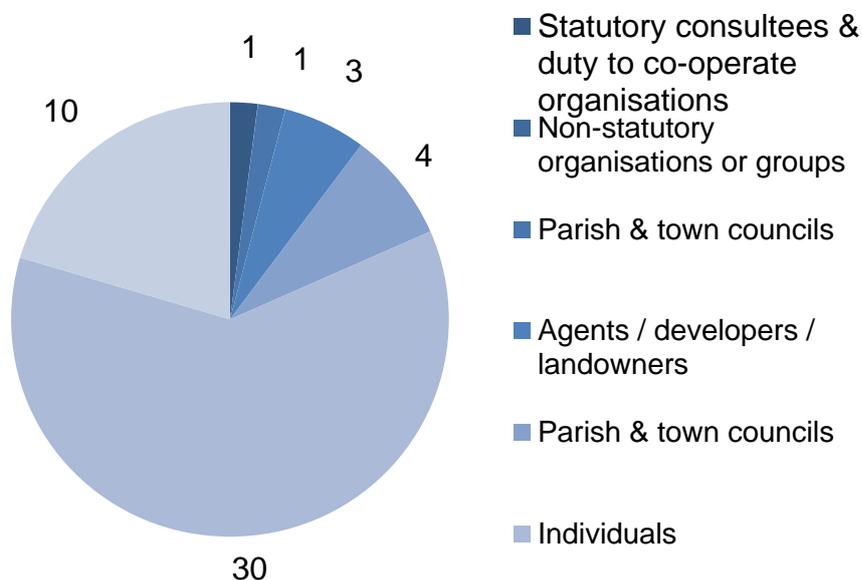


Chart 6: Respondents who commented on question 1b

## Responses by respondent groups

### Statutory consultees and duty to co-operate organisations

74. Of the statutory and duty to co-operate consultees only Natural England responded to Question 1b and stated only that other options were a matter for the local authority.

### Town and parish councils

75. West Lulworth Parish Council did not comment further on the plan lifetime but added that only sustainable social housing which is available in perpetuity should be built to meet local identified need. Morden Parish Council does not feel any other options should be included.

### Agents, developers and landowners

76. The following comments were made by 3 respondents in this category.

- The requirement as set out in para. 157 of the NPPF is clear in requiring local authorities to draw up local plans for a time period of 15 years. (Ashvilla Estates)
- 21 years would be a reasonable timescale with the potential to revise elements of the plan before then to respond to new opportunities and any change in circumstances. (ES Group)
- When circumstances occur which have a major bearing on the Plan (J. Spiller & Sons)

## Individuals and anonymous

77. The following is a list of summarised comments received from individuals:
- Do nothing, particularly until roads and infrastructure has been improved.
  - Build only affordable housing to meet local need, propose fewer homes in Wool.
  - Build more houses to reduce affordability both for rental and market, build in response to demand and build on brownfield sites.
  - Don't wish Purbeck to be a dormitory for other areas.
  - Plan for shorter/longer time scales. e.g. 7/10 years, or 50 years and beyond and review periodically. e.g. every 5 years.
  - Shorter timescale needed to assess efficacy of heathland mitigation measures.

## Key issues raised

78. The main issue of concern raised primarily by developers, landowners and agents was whether a timeframe shorter than 15 years would be in conformity with the NPPF. This issue is covered in the responses to Question 1a.
79. Some respondents felt that either 14 or 15 years were too short a timeframe and would prefer a longer term view of between 20 to 50 years whilst others thought that both were too long and would prefer to see 5 – 7 year plans or plans that were reviewed regularly.

## Officer response

80. The NPPF provide clear guidance on the appropriate length for a local plan. Whilst 15 years is the recommended optimum, some flexibility is considered appropriate, particularly if it helps to facilitate the duty to co-operate.
81. More importantly NPPG states local plans should be reviewed at regular intervals to assess whether some or all of it may need updating, and that plans may require updating in whole or in part at least every five years.

## Actions

82. If agreed by Council, officers will continue to prepare the plan with a 14 year lifetime from 2017 to ensure it is aligned with the plans and strategies of neighbouring organisation as and fully meets the requirements of the duty to co-operate.

## Issue 2: Meeting objectively assessed housing needs

**Option 2a: deliver around 2,244 additional homes between 2013 and 2031 (subject to additional testing, such as impacts on heathlands and highways)**

**Option 2b: deliver more than an additional 2,244 homes between 2013 and 2031**

**Question 2a: which option do you agree or disagree with and why?**

**Question 2b: are there any other options that you feel should be included?**

83. The Council received a total of 343 quantitative and qualitative responses to this issue. Some respondents specifically agreed or disagreed to the options and provided additional comments; others neither agreed nor disagreed, but preferred to write comments instead. The Council received a total of 289 comments. These related to both options and are summarised in appendices 7 and 8.

### Summary of responses to question 2a: Option 2a (additional 2,244 homes)

84. 297 respondents stated whether they agreed or disagreed with option 2a. Of these 297 quantitative responses, 204 agreed with option 2a and 93 disagreed. 46 respondents preferred to not specify agreement or disagreement and just write comments. This is illustrated in chart 7 below.

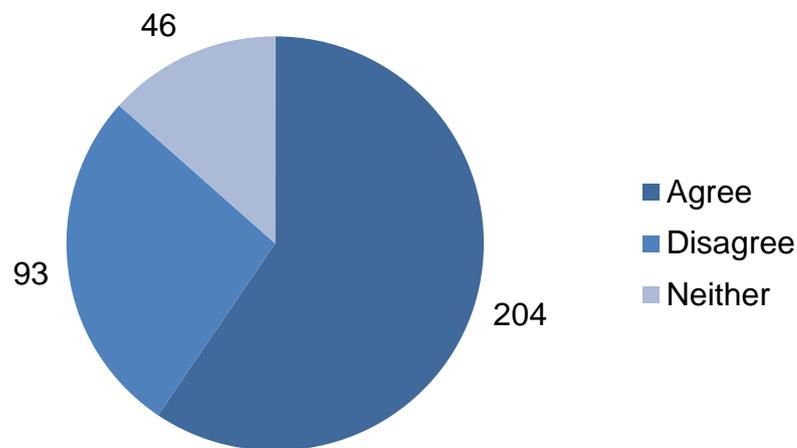


Chart 7: Total number of quantitative responses

85. Chart 8: shows the breakdown of respondents.

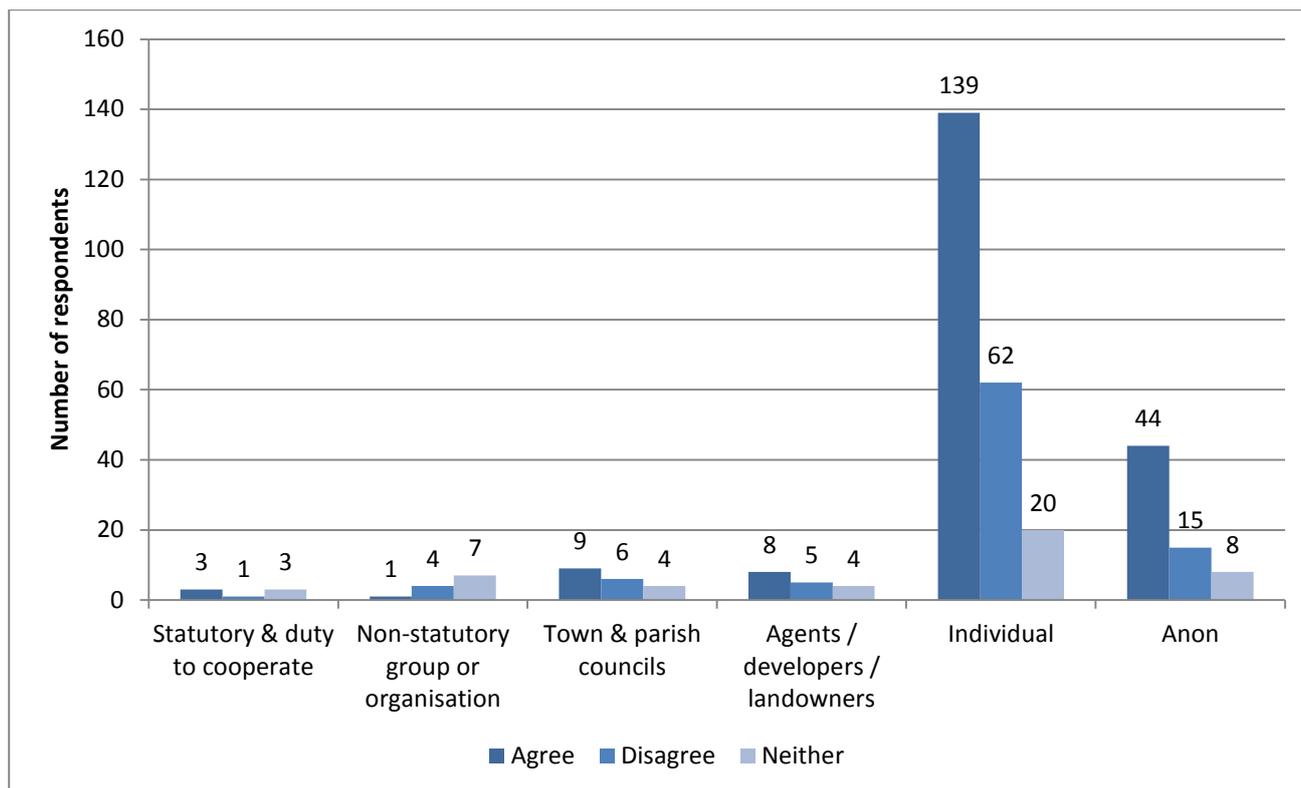


Chart 8: Responses to question 2a

86. Agreement is generally on the basis of compliance with national policy in terms of identifying objectively assessed development needs; and that the Council will make sure that the number is tested against local constraints. Disagreements were generally associated with local infrastructure and environmental constraints.
87. The statutory consultees who agreed with option 2a included Dorset County Council, the Highways Agency and Natural England. The Dorset AONB Team has reservations that the housing target can be achievable, given the strong constraints locally.
88. The town and parish councils who agreed were Arne Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Minster & Upton Town Council, Morden Parish Council, Wareham St Martin Parish Council, Wareham Town Council, Winfrith Newburgh & East Knighton Parish Council and Wool Parish Council. Those who disagreed included Chaldon Herring Parish Council, Church Knowle Parish Council, Lytchett Matravers Parish Council, Studland Parish Council, Swanage Town Council and West Lulworth Parish Council
89. More than twice as many individuals and anonymous respondents support this option than disagree to it. There is a relatively even split of agents/landowners/developers. The only group with more disagreement than agreement is the non-statutory group or organisation. This includes bodies such as the Dorset Association of Parish and Town Councils and Dorset Wildlife Trust, who raise concerns over environmental designations.
90. There is far greater support for this this option than disagreement with it.

### Option 2b (more than 2,244 additional homes)

91. 239 respondents stated whether they agreed or disagreed with option 2b. Of these 239 quantitative responses, 24 agreed with option 2b and 215 disagreed. 104 respondents preferred not to specify and just write comments. This is illustrated in chart 9 below.

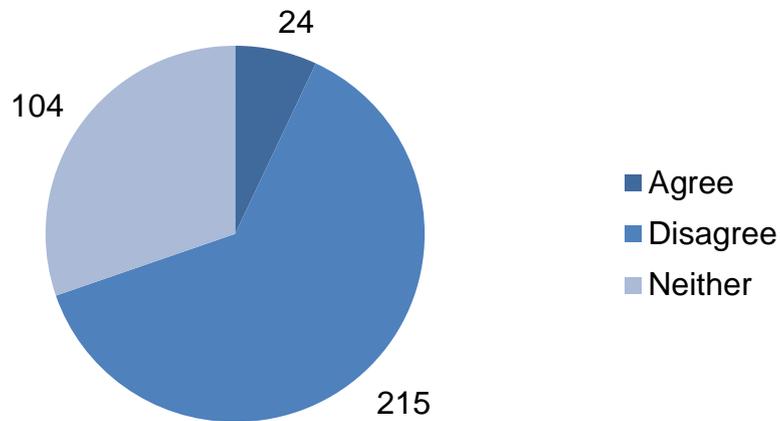


Chart 9: Total number of quantitative responses

92. Chart 10 below shows the breakdown of respondents.

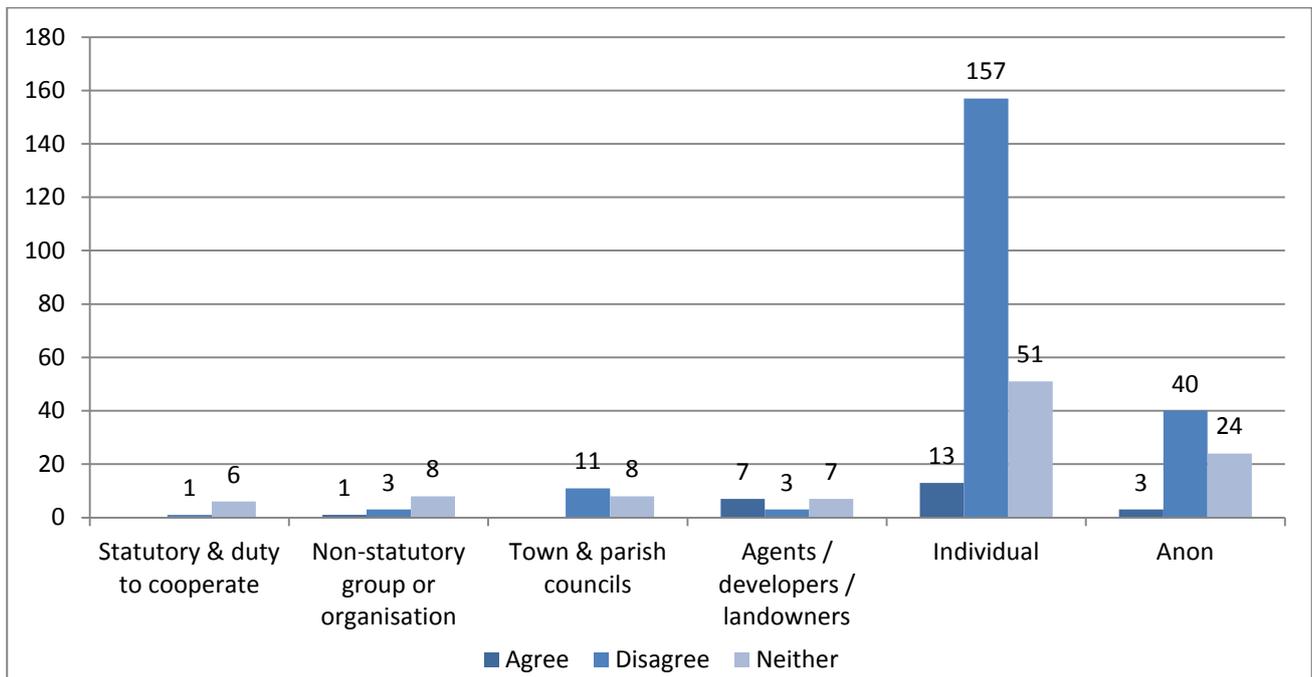


Chart 10: Responses to question 2a

93. No statutory body or town/parish council agreed with this option. Disagreement is predominantly in terms of local infrastructure and environmental constraints.

94. Proportionately, the largest amount of support was from agents/landowners/developers, as of the 10 who stated if they agreed or disagreed, seven were in agreement. This is not

especially surprising, as the more housing the Council has to plan for, the more chance there is of the land they are promoting being included in the plan.

95. The group with the largest amount of support for this option is the individuals, with 13 in agreement. Though, this is countered significantly by 157 individuals, who stated that they disagree.

## Conclusion

96. Overall, it is clear that there is a lack of support for this option. However, it is important to bear in mind that whilst this provides the Council with a useful steer, the Council is nevertheless bound by national policy by the 'duty to cooperate'. This requires the Council to investigate the possibility for accommodating neighbouring councils' unmet development needs, where they cannot meet their own. Therefore, the Council will still have to comply with the duty and demonstrate that it has engaged with neighbouring councils.

## Key issues raised to question 2a and officer response

97. This section shows the key issues raised by respondents to question 2a and, where relevant, actions that arise as a result. The Council has identified these from Appendix 10.2.

### Infrastructure

98. A frequently raised issue was doubts that local infrastructure can cope with the level of development mooted. Specifically mentioned infrastructure included highways, jobs, schools, medical services, public transport, cemetery spaces, internet strength, local services and facilities.
99. The Council acknowledges these legitimate concerns, but the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

### Environmental impacts

100. Many respondents raised concerns over environmental constraints, such as landscape designations, wildlife and flooding.
101. This is an understandable concern, particularly as the Planning Practice Guidance (PPG) requires Strategic Housing Market Assessments (SHMAs) not to take into account local constraints in an objective assessment of housing needs. However, the PPG is clear that when the Council is in receipt of its objectively assessed housing needs, it can then test the number against local constraints and reduce the requirement, where justified.

Action: take into account the district's constraints when progressing the plan.

#### Second homes / retirees / holiday lets

102. There is a clear feeling of resentment amongst some respondents that some new homes could go to second homeowners, retirees and holiday lets, with a perception that the first two not contributing much to the local economy. There are also concerns about newcomers moving to Purbeck.
103. Second homeownership, in particular, is an emotive issue in Purbeck and in the past has not been something within the Council's control. This is because the Council is bound by national policy and guidance, which specifically require the Council to meet all housing need and demand in full, whether they be for second homes or retirees. However, given the level of concern about the issue, the Council is seeking advice on the matter from the Planning Advisory Service to see if there is anything the Partial Review can do to restrict the sale of new homes.
104. The Council has no control over whether an occupant has a local connection or is a newcomer. On this subject, it is worth noting that newcomers can be beneficial to the local economy, and this is reflected in Planning Practice Guidance. The guidance requires the Council to be mindful of the economic impacts of not having a working age population, which is one of the reasons more housing is required: this is to ensure that enough people are available to work in the district and keep a healthy economy.

Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.

#### Disagreement with the top-down approach to housing numbers

This goes against localism and the Council should stand up to the government

105. There is a perception that localism should mean local people should be able to say no to development and that the government should not be able to require the Council to build more houses.
106. This is a misconception of localism. Localism in planning is about councils accepting development, but deciding locally where it should be. It is important to bear in mind that the Council is required by law to produce a local plan and the government sets out what should be in that plan, specifically stating that housing need and demand has to be met in full. The Council has no choice in the matter and therefore it cannot take into account any locally-expressed view of 'no to any development'. The only way the Council can restrict the amount of development it plans for is through robust evidence on the basis of constraints. The development industry is aware of this, so if the Council does not have a plan and cannot demonstrate an appropriate supply of housing, developers will apply for planning permission in locations that the Council has not democratically chosen. A government inspector would then be mindful to grant the permission.

#### Feeling that the number is too high

107. There is a general feeling amongst many respondents that the SHMA figure is too high. Many of the respondents who expressed this view did not state why, although several did say that it was for reasons of environmental constraints and infrastructure.

108. The draft housing number is objectively assessed in line with relevant guidance and takes into account many demographic and economic factors. Therefore, it would be difficult to argue that it does not reflect housing need and demand. That said, it currently does not take into account local constraints, and so the number could reduce as the plan progresses. It is important to bear in mind, though, that the Council has to be able to demonstrate robust reasons why it cannot deliver the objectively assessed housing figure in full.

### Summary of actions for question 2a

109. Appendix 10.2 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.
- Action: take into account the district's constraints when progressing the plan.
- Action: where relevant, masterplan new development to link it to employment, facilities and services.
- Action: progress with the SHLAA.
- Action: ensure that development would not adversely impact upon the historic environment.
- Action: ensure that development would not adversely impact on tourism.
- Action: ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.

### Question 2b (more than 2,244 additional homes)

110. This question asked if respondents had any other suggestions for options that should be included. A full list is provided in Appendix 10.2. The key issues raised are discussed below.

### Key issues raised to question 2b and officer response

111. This section shows the key issues raised by respondents to question 2a and, where relevant, actions that arise as a result. The Council has identified these from Appendix 10.2.

The focus should be on providing only affordable housing for local people

112. Several respondents felt that the Council should only provide affordable housing for local people and not cater for market housing. As a result, this would reduce the housing target.

113. It is important to bear in mind that the Council is required by national policy and guidance to meet the needs and demands of both market and affordable housing. Therefore, this cannot be an option. Furthermore, market housing is required to enable the delivery of the bulk of Purbeck's affordable housing, so without market housing, very little affordable housing would be delivered.

#### Cap second homeownership and holiday lets

114. There is a clear feeling of resentment amongst some respondents that some new homes could go to second homeowners or be sold as holiday lets.

115. Historically, second homeownership and the purchase of properties for holiday lets have been out of the control of the Council. Current national policy and guidance require the Council to meet all need and demand in full. However, given the strength of feeling locally, the Council will seek advice from the Planning Advisory Service to see if there is anything the Council can do to address this issue.

Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.

#### The Council should use its own unique local model to determine the housing number

116. Several respondents did not like the top-down approach of the SHMA and there was a suggestion for the Council to ignore national trends and create a bespoke local model.

117. The SHMA already takes into account local information, such as job forecasts. However, it is important to bear in mind that national guidance requires SHMAs to take account of nationally published datasets, for example household projections. Therefore, the Council would not have a sound plan if it ignored national data.

#### The Council should focus on providing for need, rather than demand

118. This was a very common response. Without catering for demand, the Council would need to build fewer houses.

119. National policy and guidance requires the Council to plan for both need and demand. By going contrary to this guidance, the Council would not have a sound plan. However, given the strength of feeling locally, the Council will seek advice from the Planning Advisory Service to see if there is anything the Council can do to address the issue of restricting the sale of homes to second homeowners, for example.

#### The Council should build more Council-owned property for rental

120. There is a feeling that the Council should be doing more to provide affordable housing on Council-owned land.

121. The Council's Housing Delivery Group is currently looking at the Council's landholdings to see which may lend themselves towards housing development. Whilst this process is not yet complete, it is clear that the landholding is very small and is nowhere near large enough to cater for affordable housing needs. It is also important to be aware that the Council must plan for market housing, so just focussing on Council-owned property for rental would not result in a sound plan.

Action: continue to investigate to what extent Council-owned land could contribute towards affordable housing supply.

### Summary of actions for question 2b (more than 2,244 additional homes)

122. Appendix 10.2 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.
- Action: where relevant, masterplan new development to link it to employment, facilities and services.
- Action: continue to investigate to what extent Council-owned land could contribute towards affordable housing supply.

## **Issue 3: Where should the Council focus new settlement extensions?**

**Option 3a: disperse proportionately in line with existing Policy LD**

**Option 3b: disperse settlement extensions around the towns (Swanage, Upton and Wareham)**

**Option 3c: disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)**

**Option 3d: disperse settlement extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)**

**Option 3e: disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers)**

**Option 3f: new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)**

123. The Council received in the region of 340 quantitative and qualitative responses to this issue. Some respondents specifically agreed or disagreed to the options and provided additional comments; others neither agreed nor disagreed, but preferred to write comments instead. This report looks at each option and each question in turn.

### **Question 3a (which option/s do you agree or disagree with and why?)**

As there are many options to this question, this summary looks at each one separately.

#### **Summary of responses to option 3a (disperse proportionately in line with existing Policy LD)**

124. 245 respondents stated whether they agreed or disagreed with option 3a. Of these quantitative responses, 145 agreed and 100 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 11 below

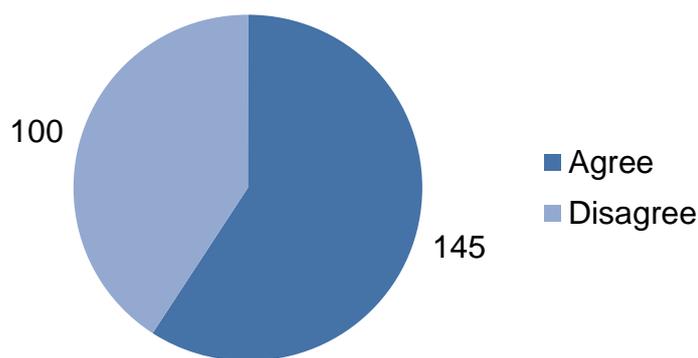


Chart 11: Total number of responses

125. Chart 12 below shows the breakdown of respondents.

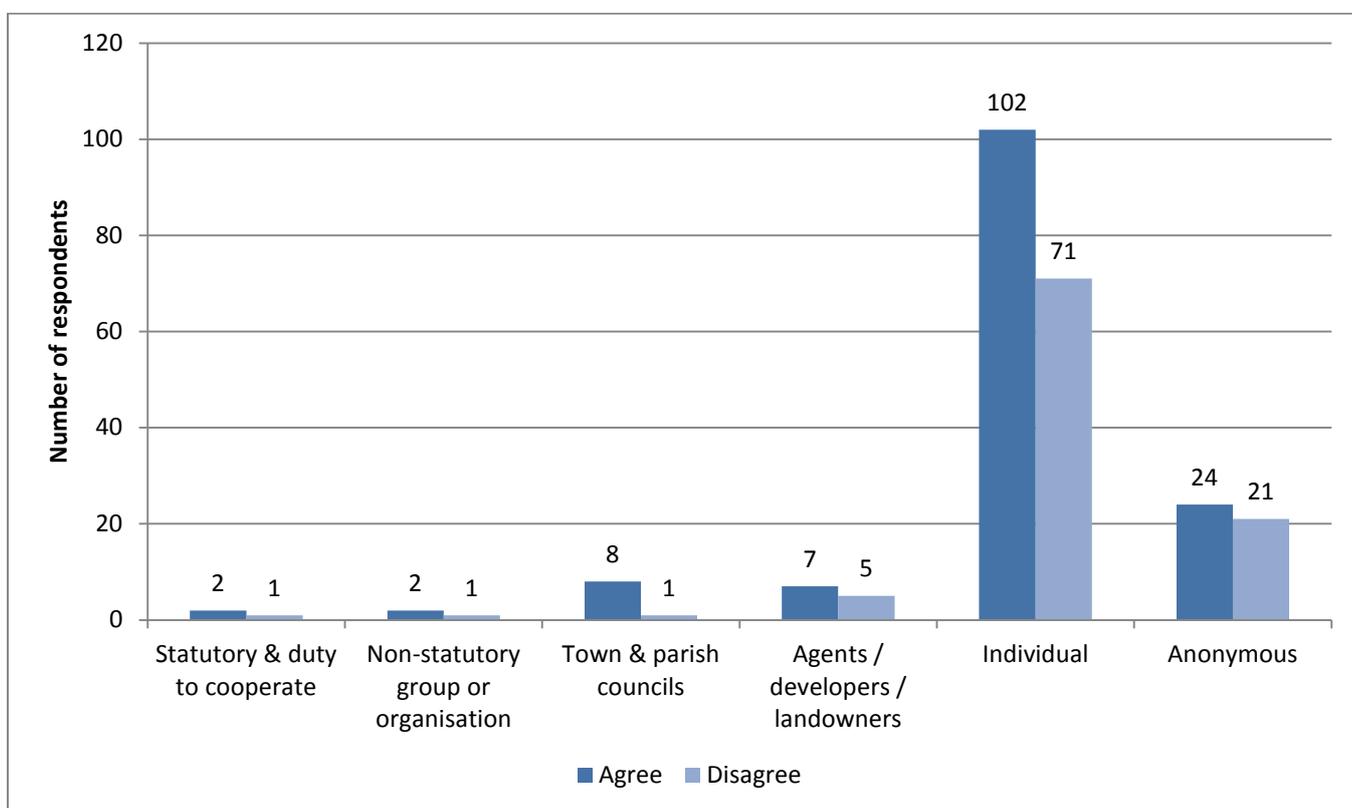


Chart 12: Responses to option 3a

## Summary of issues raised to option 3a and officer response

### Statutory and/or duty to cooperate bodies

126. The Council received specific agreement from the Highways Agency and Crossways Parish Council to this option. The Dorset AONB Team disagrees. Others provided comments. A summary of comments, officer responses and actions is below.

Dorset County Council (DCC)

127. DCC Children's Services advise that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC go on to say that the impacts on secondary schools will need to be looked at case by case.
128. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. Therefore, at this stage, although these comments are useful to refer to developers, they do not have any bearing on where the Council should focus settlement extensions.

Action: inform any prospective developers of the need for development contributions towards education.

129. DCC Highways believes that opportunities for more focussed development at Lytchett Minster and/ or the Moreton Station/Redbridge area may, with suitable mitigation measures, provide for a more sustainable travel option for future development than simply increasing development pro-rata on the existing settlement pattern. Concentration of development, including a mix of uses, would enable more self-contained development where it may be possible to achieve greater benefits through development contributions and CIL than if development is more widely dispersed.
130. The Council notes these comments, which support larger developments at areas with good transport links, rather than a proportional split amongst all settlements. This view of concentrated growth is contrary to a widely-held public view, and the view of Historic England (see below), that development should be spread proportionally. This suggestion clearly requires further investigation by the Council. The balance will need to be between the landscape impacts of large developments; environmental constraints; land availability; and the ability of small developments to provide accompanying infrastructure.

Action: produce a background paper to investigate the merits of expanding every settlement proportionally or by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

Dorset AONB Team

131. The team did not submit specific comments on this option, but it did object. It also objected to all options that would that would involve development at smaller settlements (i.e. all options other than 3b). The reasons were on grounds of additional traffic, which would apply to this option. The team's concerns were that increasing housing provision in villages without, or with inadequate, public transport provision would result in even more residents having difficult access to necessary services and requiring a car, with consequential effects on roads and highway infrastructure in Purbeck. The team believes the situation has most probably worsened in recent years.

This is of particular concern because highway infrastructure can have substantial impacts on the AONB.

132. The Council acknowledges the impacts that additional traffic and the affects of urban highway features can have on the AONB and its setting. However, additional growth is important to many small villages in the AONB and elsewhere, so it would be inappropriate to rule out development at smaller villages altogether.
133. The problems the AONB Team is referring to are associated with inadequate transport provision. Therefore, the Council should continue to liaise closely with DCC Highways to ensure that development would not lead to unacceptable impacts on the district's roads. This could be, for example, through requiring development to provide more sustainable alternatives to the private car, such as cycle lanes. The Council will then need to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

#### Natural England (NE)

134. NE believes it seems likely that this option will provide a sound way forward. They say that this option was considered in detail at the PLP1 examination and was found to be compliant with the Habitats Regulations 2010 for the proposed rate of development at that time. The Council notes NE's support for this option.

Action: consider continuing with Policy LD.

#### Historic England (HE)

135. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest 'organic' growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
136. HE believes that the Council could develop a 'criteria based policy' to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to future planning application.
137. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a

10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency

138. HA supports option 3a because it conforms to national policy. HA believes it is important that development is concentrated in the most sustainable locations, which tend to be the largest settlements. These have best public transport links and majority of employment and services. This will reduce dependence on travel by private car if housing is located closer to these facilities, relieving potential impacts of development on the strategic road network. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations, which is why they support 3a instead of 3b. If settlement extensions were concentrated only at Swanage, Upton and Wareham then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated.

139. There is no national policy requiring a settlement hierarchy like Policy LD. However, national policy does promote sustainable development, which was the aim of Policy LD.

Action: consider continuing with Policy LD.

#### Crossways Parish Council

140. The parish council believes that development should be directed towards the most sustainable locations in the district in accordance with the existing hierarchy.

141. The Council notes this support.

Action: consider continuing with Policy LD.

#### **Non-statutory groups and organisations**

142. The Dorset Association of Town and Parish Councils and Dorset Wildlife Trust agreed to this option. There were no supporting comments.

143. The Wareham Burial Joint Committee disagreed with the option, stating that 'the smaller villages require better infrastructure, transport links and amenities and this can be gained through careful management of new development'. It is not clear how this comment links with the disagreement to the option.

144. The chair of the Northmoor Allotments urges the Council to take into account infrastructure provision.

145. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal

agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

146. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE go as far to say that, in its view, Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.
147. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

148. Eight town and parish councils agree to this option. This includes Affpuddle and Turnerspuddle Parish Council, Arne Parish Council, Church Knowle Parish Council, Kimmeridge Parish Meeting, Morden Parish Council, Moreton Parish Council, Wareham Town Council and West Lulworth Parish Council. Reasons in support included that it allows proportionate growth and that the policy is well thought out in focussing on the larger settlements first.
149. Kimmeridge Parish Meeting believes that the existing hierarchy can appear anomalous, citing Worgret as a particular example. This is a small settlement, but is located on the edge of Wareham and therefore is able to access a broad range of facilities and services.
150. This is an interesting point, which applies to other settlements around the district, such as Lytchett Minster and Moreton. It is worth noting that Policy LD would not preclude development at such settlements, as long as the Council can demonstrate that they are the logical choices in the context of local constraints and sustainability.
151. Morden Parish Council questions what is meant by proportionate and whether or not this is based on the number of existing properties at the settlement.
152. Policy LD does not actually use the word 'proportionate', instead saying that development will be directed towards the most sustainable locations in accordance with the hierarchy. The implication of this wording is that the default position is that development should ordinarily be focussed in a proportionate manner, with the largest amount at the largest settlements, and so on. But the Council cannot take such a simplistic view because of the many constraints in the district that may preclude some types of development in some locations. Therefore, it would be inappropriate for the Council to give a definition of 'proportionate' because this would be inflexible and therefore contrary to the National Planning Policy Framework. Instead, the Council's strategy needs to be mindful of the default position, but make a rounded judgement based on different factors, for example the local constraints and potential for sustainable development. The result may be a focus of development at a settlement

lower down the hierarchy because particular constraints at settlements higher in the hierarchy would mean that development there would be inappropriate.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

153. Langton Matravers Parish Council raised fears about the merging of settlements, particularly Langton Matravers with Swanage, and the potential harm this could cause.

154. The Council is mindful of the landscape and townscape impacts of potentially merging settlements, as well as their loss of identity. This will require a judgement case by case, likely informed by landscape impact studies and / or masterplanning.

Action: should development potentially lead to a merging of settlements, make sure that any landscape and townscape impacts can be mitigated, and that development would integrate well and not lead to a demonstrable loss of identity.

155. Lytchett Matravers Parish Council believes that development should be spread in a proportionate manner. However, villages that did not receive an allocation through the Purbeck Local Plan Part 1 should be prioritised in the interests of fairness.

156. Whilst the Council recognises the sentiment behind this, the Council's strategy needs to be driven by sustainable development and allocating development according to constraints. This may mean no development in some locations and more development in others.

157. Other comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations, nature conservation and infrastructure. These issues were also highlighted by the non-statutory groups and organisations and are addressed above.

158. Corfe Castle Parish Council was the only town or parish council who disagreed with this option, saying that development should be focussed in towns, as that is where the infrastructure is.

159. Policy LD's hierarchy is based on the most sustainable locations, but as discussed above, it may not always be possible to locate some types of development there because of particular constraints. Therefore, the Council would need to look at alternative settlements.

### **Agents, developers and landowners**

160. Seven agents, landowners and developers agreed with this option and five disagreed. Most comments for and against reflected the respondent's land interest and therefore do not provide a particularly useful steer for this issue.

161. However, several comments reflected those also raised by other consultees that some smaller settlements have clear sustainability benefits. As a result, the Council's strategy should be driven by the availability, suitability and deliverability of sites, rather than by adherence to a particular settlement strategy.
162. This is discussed above in reference to comments submitted by Morden Parish Council. The Council believes that there is a strong case for making clearer that Policy LD is a guide and 'default position', unless constraints / sustainability reasons mean development should go elsewhere in the hierarchy.

### **Individuals and anonymous**

163. 102 individuals and 24 anonymous respondents agreed to this option. 71 individuals and 21 anonymous respondents disagreed. Reasons in support include that the current strategy works / it seems to be a common-sense approach. A number of respondents acknowledged that development should be focussed at the larger settlements, but there is a role for development at the smaller settlements in order to ensure their continued vitality. This comment reflects the discussion above regarding the comment from Morden Parish Council. Given that the policy appears to be perceived as too rigid – which is not its intention – there appears to be a strong case for some added wording to highlight its flexibility.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

Spread development equally / 10% growth everywhere

164. A commonly cited view is that the Council's strategy should be to expand every settlement by 10%. This is perceived to be fair and would help spread the pressure on infrastructure.
165. This view of proportionate growth is shared Historic England and clearly warrants further investigation by the Council. The balance will need to be between the landscape impacts of large developments; environmental constraints; land availability; and the ability of small developments to provide accompanying infrastructure.

Action: produce a background paper to investigate the merits of expanding every settlement proportionally or by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

Strategy based on roads

166. Several respondents expressed concerns with local highways, which are perceived to be at saturation point. Various respondents have suggested various locations where development should not take place as a result. A common suggestion is to have no further development south of the A35 because of pressures on the A351.

167. The Council is aware of the existing pressures on local roads and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

#### Strategy based on infrastructure

168. Several respondents raised concerns over a lack of existing infrastructure. Some argue to build infrastructure before allowing any development.

169. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects. It would not be possible to get the infrastructure in place before allowing development because the Council would expect development to pay for any necessary infrastructure. These means development may need to be phased in order to deliver the right infrastructure at the right times.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

Action: ensure development is phased, where necessary, in order that it is delivered at the right times.

#### Strategy based on constraints

170. Some respondents argued that it is difficult to agree with the proportional dispersal approach because it does not take into account constraints. They interpreted it to be a system based on perceived fairness, which is political, rather than rational and the result means losing important environments in some and missing opportunities in others.

171. Policy LD is based on the Council's settlement strategy, which looked at a wide range of factors, such as facilities, services and population of each settlement. This means it is rational.

172. The Council does take constraints into account. The local plan has to be read as a whole, and Policy LD needs to be read alongside Policy SD: Presumption in Favour of Sustainable Development of the Purbeck Local Plan Part 1. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint(s) at a larger settlement meant the

particular proposed development would be inappropriate, or that a smaller settlement would be preferable for sustainability reasons.

173. This is an important message, which perhaps is not strong enough at the moment. Therefore, should the Council decide to continue with Policy LD, it should consider making it clearer that it links to Policy SD.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### Strategy based on sustainability

174. Some respondents disagree with the current Policy LD because some villages like Lytchett Minster, Moreton and Worgret have good sustainability credentials.
175. Various factors contributed to the hierarchy in Policy LD, which are detailed in the Council's settlement strategy. However, this strategy may require updating for the Partial Review, as some of the data, such as population numbers, may be out of date.
176. It is worth noting that Policy LD would not preclude development at settlements such as Lytchett Minster, Moreton and Worgret, as long as the Council can demonstrate that they are the logical choices in the context of local constraints and sustainability. This links in with the discussion above on a constraints approach: the Council would have to look elsewhere in the settlement hierarchy if a particular constraint(s) at a larger settlement meant the particular proposed development would be inappropriate, or that a smaller settlement would be preferable for sustainability reasons.

Action: update the settlement strategy background paper.

### Postcode analysis

177. Chart 13 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)         |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers) |
| BH20 (most of Purbeck)                                   |
| BH20 4 (Wareham)   |

|  |
|--|
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

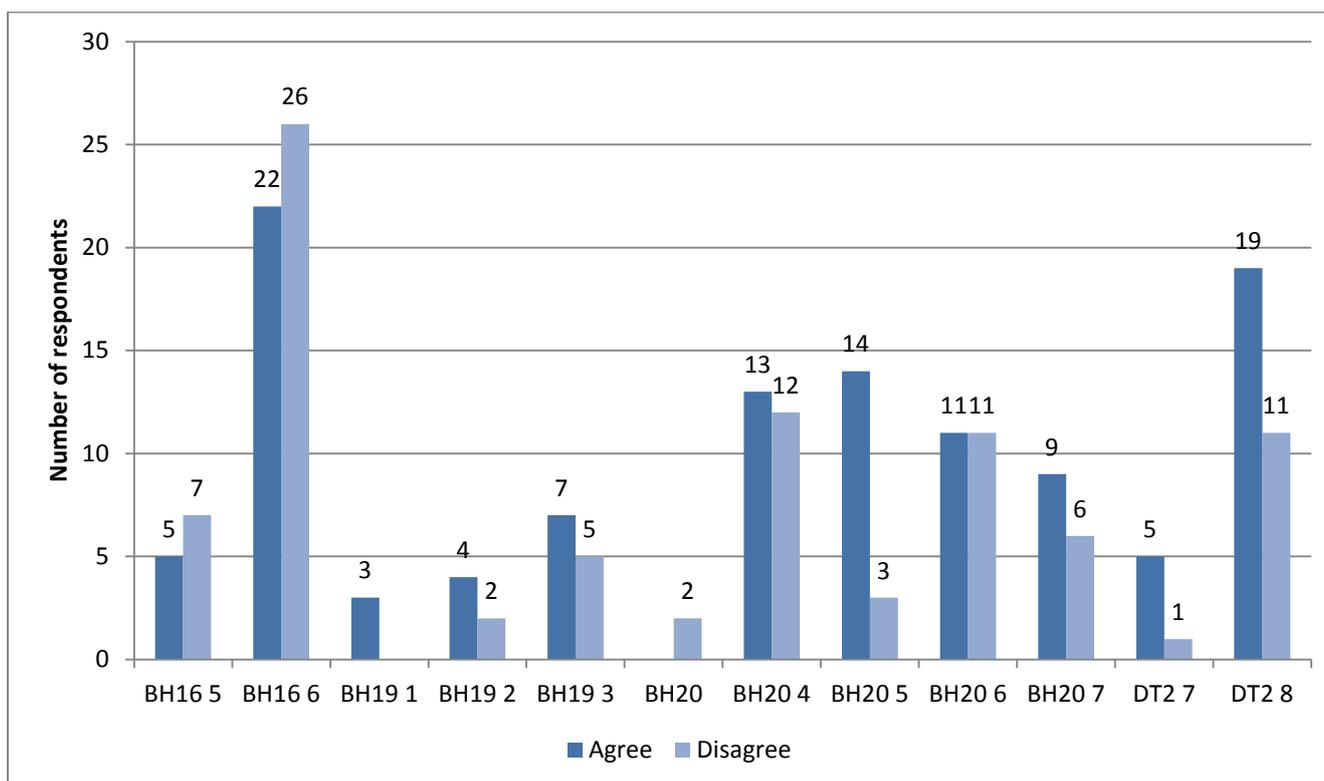


Chart 13: Postcode analysis for option 3a

178. The results show that the majority who responded were from the BH16 6 (Lytchett Matravers and Lytchett Minster) and DT2 8 (Moreton and Winfrith Newburgh) areas, although the level of support and disagreement varies between the two. Their higher level of response could be linked to large potential housing sites being promoted at Lytchett Minster and at Moreton. This could account for the majority of Lytchett Minster residents objecting to a strategy that would focus growth at towns (i.e. Upton); and Moreton residents being in favour because it would draw attention away from Moreton. It is worth noting that responses from two of the three towns are in support of Policy LD, with residents of Upton marginally less in favour.

## Conclusion

179. The majority of responses appear to support the Council's existing approach with Policy LD. However, it is clear that there is an element of confusion about how this policy functions. Many respondents appear to believe that the policy is too strict and inflexible, focussing development at larger settlements when there may be less constrained or more sustainable alternatives at smaller settlements.

180. Policy LD is a hierarchy, meaning that development should be concentrated in the district's towns in the first instance, and where a constraint would prevent this, the Council should then look at the key service villages, and so on. Therefore, existing Policy LD is flexible, but this message is having difficulty getting through.
181. It may be worth making this clearer through the Partial Review, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.
182. Historic England believe that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believe that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.
183. It appears, therefore, that the Council has two options that require further investigation: the first is to consider continuing with the existing Policy LD, but making clear how flexible it is; or to examine further the merits of expanding every settlement by an indicative percentage.

### Summary of actions for option 3a

184. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in Appendix 10.3.
- Produce a background paper to investigate the merits of expanding every settlement proportionally or by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
  - Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
  - Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

- Update the settlement strategy background paper.
- Should development potentially lead to a merging of settlements, make sure that any landscape and townscape impacts can be mitigated, and that development would integrate well and not lead to a demonstrable loss of identity.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Continue close liaison with the Dorset AONB Team and ensure that the Council can demonstrate exceptional circumstances for AONB development, and that any environmental impacts can be mitigated.
- Consider continuing with Policy LD.
- Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Ensure development is phased, where necessary, in order that it is delivered at the right times.
- Make sure through masterplanning and / or planning applications that any new development integrates with the settlement.
- Take into account the recommendations of the Strategic Planning Forum.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.
- Inform any prospective developers of the need for development contributions towards education.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

### Summary of responses to option 3b

Disperse settlement extensions around the towns (Swanage, Upton and Wareham)

185. 245 respondents stated whether they agreed or disagreed with option 3b. Of these quantitative responses, 158 agreed and 87 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 14 below.

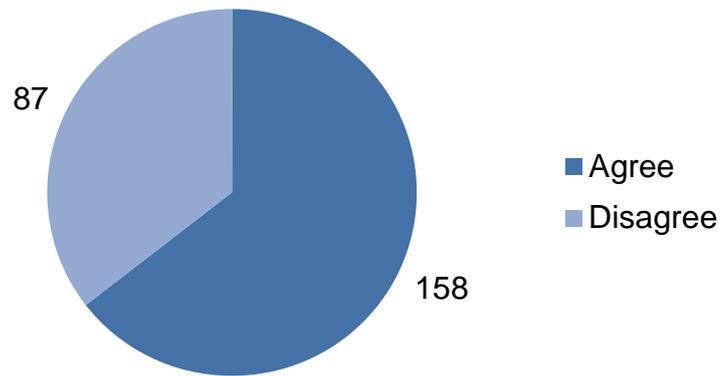


Chart 14: Total number of responses

186. Chart 15 below shows the breakdown of respondents.

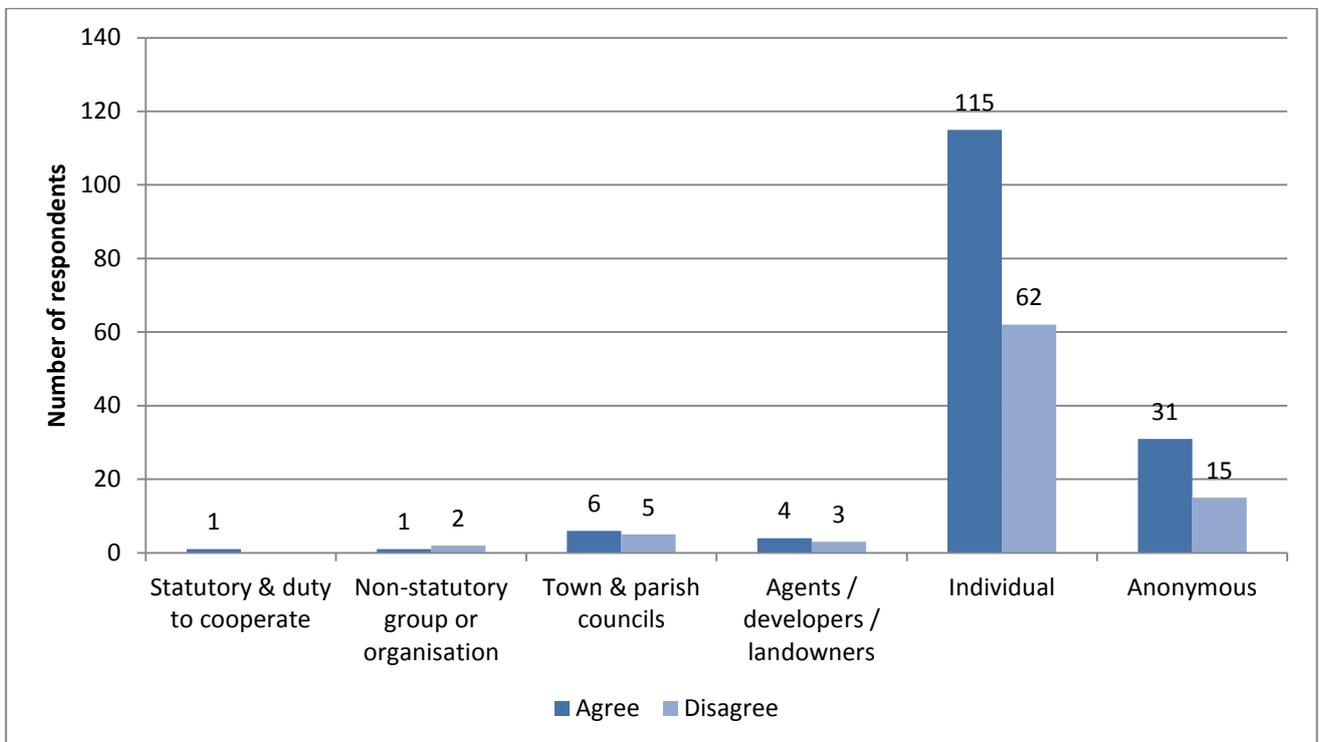


Chart 15: Responses to option 3b

## Summary of issues raised to option 3b and officer response

### Statutory and/or duty to cooperate bodies

187. The Council received specific agreement from the Dorset AONB Team to this option. Others provided comments. A summary of comments, officer responses and actions is below.

#### Dorset County Council (DCC)

188. DCC Children's Services advise that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC go on to say that the impacts on secondary schools will need to be looked at case by case.

189. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. Therefore, at this stage, although these comments are useful to refer to developers, they do not have any bearing on where the Council should focus settlement extensions.

Action: inform any prospective developers of the need for development contributions towards education.

#### Dorset AONB Team

190. The Team considers that this option is the most likely to minimise harm to Dorset AONB. However, it recognises that the growth of Swanage needs careful planning and design in order to achieve this. Furthermore, due to the relationship between Wareham and the AONB boundary, the potential harm to the AONB produced by extensions here will vary widely.

191. The Council acknowledges the team's support for this option and that growth on the edges of Wareham and Swanage could have the potential to be harmful in landscape terms. Therefore, the Council will work closely with the Dorset AONB Team to make sure any proposals either within or adjacent to the AONB are acceptable in landscape terms. If impacts cannot be mitigated, this may mean looking towards less constrained locations in order to meet the district's objectively assessed development needs. This approach would therefore tie in with existing Policy LD, which looks to focus development at the most sustainable locations, i.e. towns, in the first instance. However, should constraints or reasons of sustainability mean that smaller settlements would be better options, the Council can justify locating development elsewhere.

Action: work closely with the Dorset AONB Team to make sure any proposals either within or adjacent to the AONB are acceptable in landscape terms.

#### Natural England

192. NE believes this option raises concerns about the possible increased scale of development required at all of the three towns if there were no other options available. At

Upton there are European and internationally designated sites in very close proximity. At Wareham the ease of access to European sites makes effective mitigation in the form of SANGs difficult to achieve and there are AONB constraints. There are AONB issues at Swanage too. NE believe that in these circumstances it is difficult to see how the proposed level of development could be accommodated in this way. Further information is required.

193. It is true that a strategy focussing purely on towns would unlikely achieve the Council's objectively assessed development needs because of the constraints at Wareham, Upton and Swanage. Therefore, NE's request for further information as to how this strategy would be achievable is understandable. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### Historic England (HE)

194. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest 'organic' growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
195. HE believes that the Council could develop a 'criteria based policy' to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to future planning application.
196. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency

197. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations, which is why it supports 3a instead of 3b. If settlement

extensions concentrated only at Swanage, Upton and Wareham then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated.

198. This response shows support for a strategy that does not solely focus development at one category of settlement. This advocates continuing with Policy LD.

Action: consider continuing with Policy LD.

### **Non-statutory groups and organisations**

199. The Dorset Association of Parish and Town Councils agreed to this option. However, it did not provide any supporting comments.

200. The Wareham Burial Joint Committee disagreed with the option, stating that ‘the smaller villages require better infrastructure, transport links and amenities and this can be gained through careful management of new development’. It is not clear how this comment links with the disagreement to the option.

201. The chair of the Northmoor Allotments also disagreed to this option and urged the Council to take into account infrastructure provision.

202. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

203. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE go as far to say that, in its view, Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.

204. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

205. Six town and parish councils agreed to this option. These included Affpuddle and Turnerspuddle Parish Council, Corfe Castle Parish Council, Langton Matravers Parish Council, Lytchett Matravers Parish Council, West Lulworth Parish Council and Wool Parish Council. Reasons for support include that towns are where the infrastructure is.

206. Arne Parish Council, Church Knowle Parish Council, Kimmeridge Parish Meeting, Wareham St Martin Parish Council and Wareham Town Council disagreed with this option.

207. Wareham St Martin Parish Council believes that the district’s towns’ infrastructure cannot cope with any more development. Therefore, development should be dispersed further

afield to those villages that need new infrastructure. Other town and parish councils also raise concerns over the capacity of local infrastructure.

208. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects. Therefore, the Council cannot rule out towns from development at this stage.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

209. Other comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations and nature conservation. This advocates a flexible approach that allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

### **Agents, developers and landowners**

210. Four agents, landowners and developers agreed with this option and three disagreed. It is worth recognising that the level of support or disagreement did tend to centre around the respondent's land interests.
211. Reasons for support included the sustainability credentials of the towns. Disagreement to this option was generally that it would be too prescriptive and not allow smaller settlements opportunities for necessary growth. This group also echoed other consultees' concerns about local constraints that would mean development would unlikely be deliverable by just looking at towns. This strengthens the case for the Council to consider continuing with existing Policy LD, as discussed above.

### **Individuals and anonymous**

212. 115 individuals and 31 anonymous respondents agreed to this option. 62 individuals and 15 anonymous respondents disagreed. Reasons in support are that towns are the most sustainable locations and therefore should form the focus of growth. However, many respondents also recognised the towns' constraints, as highlighted by other consultees discussed above. A number of respondents also acknowledged that, while development should be focussed at the larger settlements, there is a role for development at the smaller settlements in order to ensure their continued vitality. This further strengthens the case that the existing Policy may appear too rigid, which is not its intention. Therefore, there appears to be a strong case for some added wording to highlight its flexibility.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### Infrastructure concerns

213. Several respondents raised concerns over a perceived lack of infrastructure at the district's towns. Some argue to build infrastructure before allowing any development.
214. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects.
215. It would not be possible to get the infrastructure in place before allowing development because the Council would expect development to pay for any necessary infrastructure. These means development may need to be phased in order to deliver the right infrastructure at the right times.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

Action: ensure development is phased, where necessary, in order that it is delivered at the right times.

This option would not deliver the Council's development needs

216. Some respondents recognise that the amount of suitable land available for development at the district's towns would unlikely allow the Council to meet its objectively assessed development needs.
217. This viewpoint recognises that the Council needs to be mindful of the district's constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: consider continuing with Policy LD.

#### No development at towns

218. Some respondents felt that the district's towns are large enough already and therefore should not be allocated any further development.
219. This perception would not be a reason for the Council to preclude development at towns because the Council has to plan according to constraints. If evidence shows that a particular constraint means development should be restricted, this is a legitimate reason for the Council to not meet its objectively assessed development needs.

#### People in towns expect development

220. Several respondents perceive that people choose to live in small villages for the lifestyle and it is unfair of the Council to take that away from them. As people who live in towns expect development, this is where development should be focussed.

221. Development can result in a change for nearby residents. However, unless there would be material harm, for example from overlooking or overshadowing, this is not something the Council can take into account. Nevertheless, the Council can ensure that development is well planned and integrates well with the settlement.

Action: ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.

## Postcode analysis

222. Chart 16 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

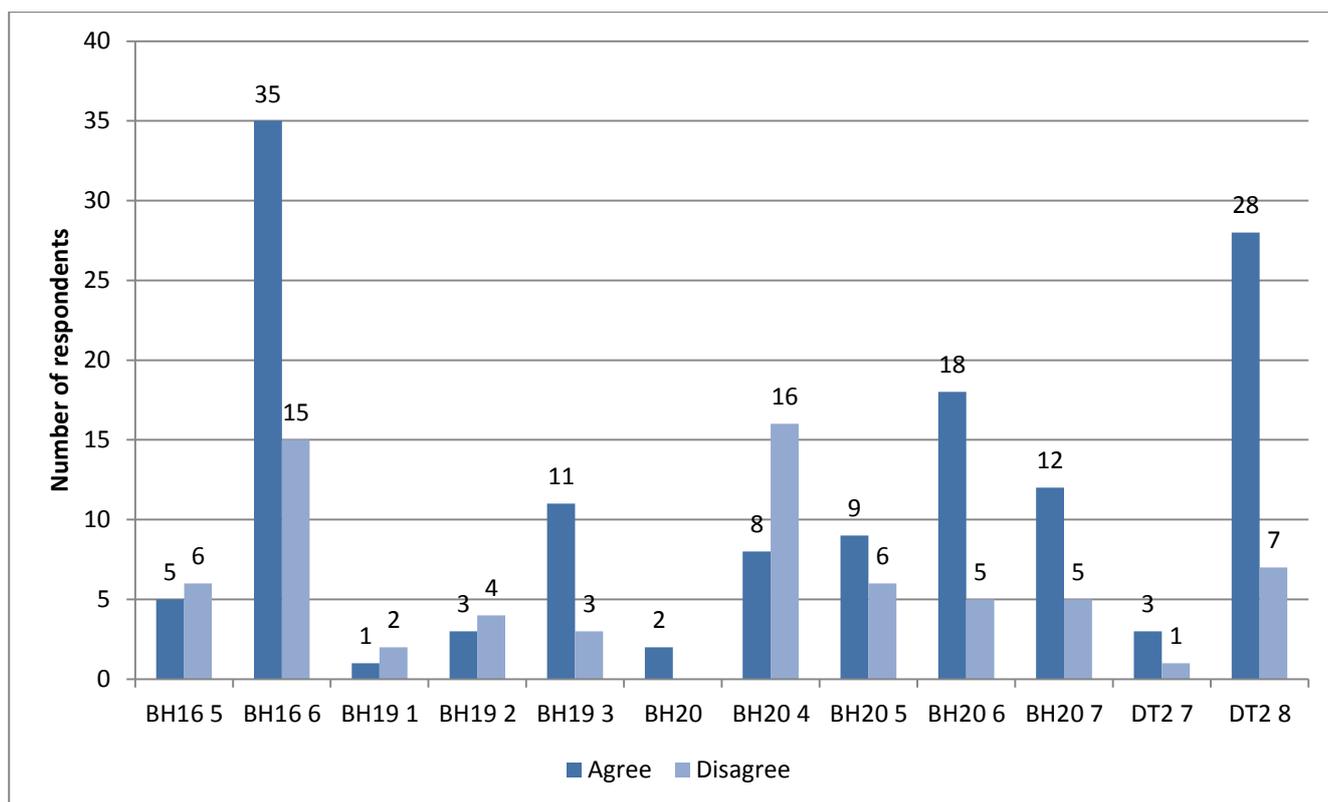


Chart 16: Postcode analysis for option 3b

223. The results show that the majority who responded were from the BH16 6 (Lytchett Matravers and Lytchett Minster) and DT2 8 (Moreton and Winfrith Newburgh) areas. Both are clearly in support. This high level of support could be linked to large potential housing sites being promoted at the villages of Lytchett Minster and at Moreton and so a focus of development at towns could mean less chance of development at these two locations. It is interesting to note that responses from the district's three towns were not in favour of this option.

## Conclusion

224. Overall, there is more support than objection to this option. This can be attributed to the sustainability credentials of the district's towns and therefore it is understandable why so many respondents support this option. In fact, this option has more support than option 3a ('disperse proportionately in line with existing policy LD').

225. However, it is very important to bear in mind, as several consultees pointed out, that a strategy focussing just on the towns could be risky. This is because there are constraints at the district's towns that could preclude different types of development, which would make it highly unlikely the Council could meet its objectively assessed development needs with this strategy.

226. Therefore, it follows that a degree of flexibility is required that allows the Council to focus development at the towns in the first instance, but should sustainability criteria and / or constraints mean that the towns need to be ruled out, the Council can focus development elsewhere. This strategy is supported by existing planning policy.

227. It appears that perhaps the message is not clear enough in existing policies and the Council could consider drawing this out more by linking Policy LD better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
228. The other option is to follow Historic England's suggestion and create a criteria-based policy. This would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believe that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

### Summary of actions for option 3b

229. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.
- Produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
  - Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
  - Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
  - Continue close liaison with the Dorset AONB Team and ensure that the Council can demonstrate exceptional circumstances for AONB development, and that any environmental impacts can be mitigated.
  - Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.
  - Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
  - Ensure development is phased, where necessary, in order that it is delivered at the right times.
  - Consider continuing with Policy LD.
  - Take into account the recommendations of the Strategic Planning Forum.

## Partial Review Issues and Options Consultation Report – June 2015

- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
- Inform any prospective developers of the need for development contributions towards education.
- Work closely with the Dorset AONB Team to make sure any proposals either within or adjacent to the AONB are acceptable in landscape terms.
- Produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

### Summary of responses to option 3c

#### Disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)

230. 243 respondents stated whether they agreed or disagreed with option 3c. Of these quantitative responses, 118 agreed and 125 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 17 below.

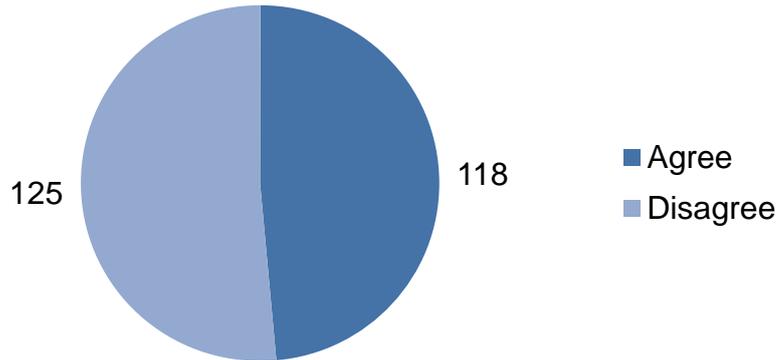


Chart 17: Total number of responses

231. Chart 18 below shows the breakdown of respondents.

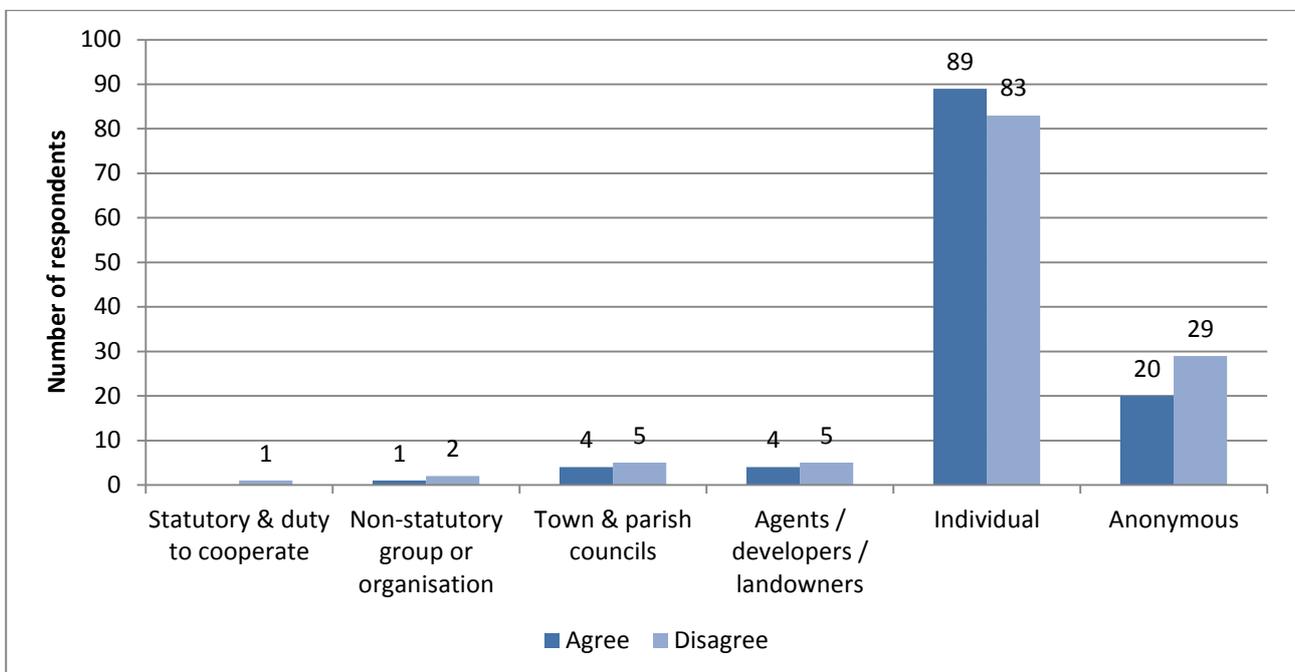


Chart 18: Responses to option 3c

## Summary of issues raised to option 3c and officer response

### Statutory and/or duty to cooperate bodies

232. The Council received specific disagreement from the Dorset AONB Team to this option. Others provided comments. A summary of comments, officer responses and actions is below.

#### Dorset County Council (DCC)

233. DCC Children's Services advises that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC goes on to say that the impacts on secondary schools will need to be looked at case by case.

234. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. The Council will discuss education requirements with DCC.

235. Action: inform any prospective developers of the need for development contributions towards education.

#### Dorset AONB Team

236. The team raises concerns that this option could add significantly to traffic flows and congestion in the district. This is because increasing housing provision in villages without, or with inadequate, public transport provision will result in even more residents having difficult access to necessary services and requiring a car, with consequential effects on roads and highway infrastructure in Purbeck. The consultation material already acknowledges that road space is at capacity, particularly in the summer. The Purbeck Transport Study identified this in 2004 and little has changed, with the situation most probably worsening in subsequent years. This is of particular concern because highway infrastructure can have substantial impacts on the AONB and already has in certain places in Purbeck, where local character and distinctiveness have been eroded through the introduction of urban highway features.

237. The Council acknowledges the impacts that additional traffic and the affects of urban highway features can have on the AONB and its setting. However, additional growth is important to many small villages in the AONB and elsewhere, so it would be inappropriate to rule out development at smaller villages altogether.

238. The problems the AONB Team is referring to are associated with inadequate transport provision. Therefore, the Council should continue to liaise closely with DCC Highways to ensure that development would not lead to unacceptable impacts on the district's roads. This could be, for example, through requiring development to provide more sustainable alternatives to the private car, such as cycle lanes. The Council will then need to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes. Where impacts cannot be mitigated, the Council will need to direct development elsewhere, where possible.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning ‘traffic modelling’ to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

#### Natural England

239. Settlement extensions at Bovington and Sandford would raise concerns for Natural England due to the proximity of European and internationally protected sites dependent of the scale and location of proposals coming forward and the need to avoid the 400m area. Therefore, further information is required in this respect. The other locations represent fewer direct risks to protected sites.
240. The Council notes the inference that Bere Regis, Corfe Castle, Lytchett Matravers and Wool would not be as problematic as Bovington and Sandford in terms of compliance with the Habitats Regulations. However, it is important to bear in mind that settlement extensions might not just be for housing, and so Sandford and Bovington could be appropriate locations for other types of development instead. Therefore, it would be inappropriate to rule them out for development per se.
241. NE’s request for further information is understandable because a strategy focussing purely on key service villages might not be able to achieve the Council’s objectively assessed development needs because of the constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council’s growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### Historic England (HE)

242. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest ‘organic’ growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
243. HE believes that the Council could develop a ‘criteria based policy’ to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to the planning application stage.

244. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.
245. Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency (HA)

246. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations. If settlement extensions were to be concentrated only at Swanage, Upton and Wareham, then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated. However, HA does not support this option because it is important that development is concentrated in the most sustainable locations, which tend to be the largest settlements. These have best public transport links and majority of employment and services. HA believes this will reduce dependence on travel by private car if housing is located closer to these facilities, relieving potential impacts of development on the strategic road network.
247. The Council notes these comments and agrees that larger settlements tend to be the most sustainable locations.

#### **Non-statutory groups and organisations**

248. The Wareham Burial Joint Committee agreed to this option, stating that 'the smaller villages require better infrastructure, transport links and amenities and this can be gained through careful management of new development'.
249. The Dorset Association of Parish and Town Councils and the chair of the Northmoor Allotments disagreed to this option, the latter urging the Council to take into account infrastructure provision.
250. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay CIL, which will contribute towards local infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

251. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE believes Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.
252. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

253. Four town and parish councils agreed to this option. They included Affpuddle and Turnerspuddle Parish Council, Arne Parish Council, Lytchett Matravers Parish Council and West Lulworth Parish Council. There were no comments specifically in support of this option, but clear support for some growth at the district's villages in order to sustain the local economy.
254. Five town and parish councils disagreed to this option. They included Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Wareham Town Council and Wool Parish Council.
255. Many comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations and nature conservation. This advocates a flexible approach that allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.
256. Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

### **Agents, landowners and developers**

257. Four agents, landowners and developers agreed with this option and five disagreed. It is worth recognising that the level of support or disagreement did tend to centre around the respondent's land interests.
258. Reasons for support included the sustainability benefits of developing at key service villages, as highlighted by some of the town and parish councils above. Disagreement to this option was generally that it would be too prescriptive and not allow smaller or larger settlements opportunities for necessary growth. This group also echoed other consultees' concerns about local constraints that would mean development would unlikely be deliverable by just looking at large villages. This strengthens the case for the Council to consider continuing with existing Policy LD, as discussed above.

### **Individuals and anonymous**

259. 89 individuals and 20 anonymous respondents agreed to this option. 83 individuals and 29 anonymous respondents disagreed. Reasons in support echo those highlighted above, that development can help sustain smaller villages.

### **Infrastructure concerns**

260. Several respondents raised concerns over a perceived lack of infrastructure at the district's villages. Some argue to build infrastructure before allowing any development.

261. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay CIL, which will contribute towards local infrastructure projects across the district.

262. It would not be possible to get the infrastructure in place before allowing development because the Council would expect development to pay for any necessary infrastructure. These means development may need to be phased in order to deliver the right infrastructure at the right times.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

Action: ensure development is phased, where necessary, in order that it is delivered at the right times.

This option would not deliver the Council's development needs

263. Some respondents recognise that the amount of suitable land available for development at the district's key service village would unlikely allow the Council to meet its objectively assessed development needs.

264. This viewpoint recognises that the Council needs to be mindful of the district's constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Private car use

265. Some respondents felt that concentrating development at villages would promote private car use.

266. The Council must make sure that wherever development is located, it is as sustainable as possible. This could mean mixed use developments to reduce out-commuting and development may have to pay to mitigate its transport impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: promote mixed-use developments, where relevant, to reduce the need for out-commuting.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

People in towns expect development

267. Several respondents perceive that people choose to live in small villages for the lifestyle and it is unfair of the Council to take that away from them. As people who live in towns expect development, this is where development should be focussed.

268. Development can result in a change for nearby residents. However, unless there would be material harm, for example from overlooking or overshadowing, this is not something the Council can take into account. Nevertheless, the Council can ensure that development is well planned and integrates well with the settlement.

Action: ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.

Loss of village identities

269. Some respondents were worried that a focus of development at the key service villages would result in a loss of identity for those villages.

270. The Council recognises this importance to local people. Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

Action: wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

## Postcode analysis

271. Chart 19 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH17 7 (Canford Heath)                                       |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

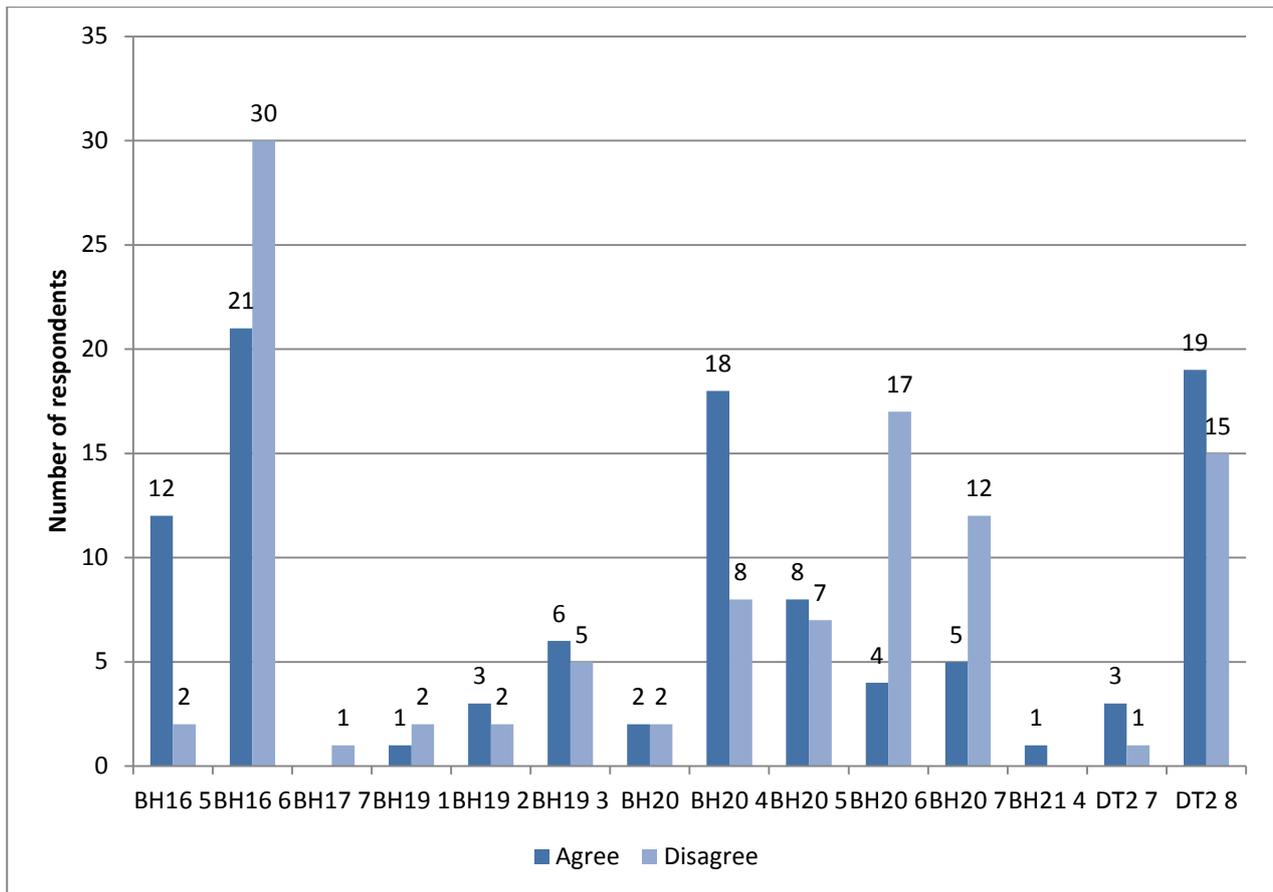


Chart 19: Postcode analysis for option 3c

272. The results show that the largest proportions of objection were from the BH16 6 (Lytchett Matravers and Lytchett Minster), BH20 6 (Bovington and Wool) and BH20 7 (Bere Regis and Sandford) areas. Their high level of response could be linked to them being key service villages. The largest proportions of support for this option are from the BH16 5 (Upton) and BH20 4 (Wareham) areas. This could be attributed to a wish from residents to direct development away from those locations.

## Conclusion

273. Overall, there is marginally less support than disagreement to this option. Several consultees have raised relevant issues about how restrictive a strategy focussed just on the district's largest villages would be; and that it would be contrary to sustainable development principles to ignore towns and other sustainable locations for growth. Many of the respondents also note the importance of development at the key service villages in order to help sustain them. Therefore, it would be inappropriate for the Council to ignore their needs altogether.

274. This points towards a pragmatic approach that allows some growth at key service villages. There are two possible ways to achieve this.

275. The first could be to make the flexibility of Policy LD clearer, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that

development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.

276. The second possible way is that Historic England believes that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

### Summary of actions for option 3c

277. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.

- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Continue close liaison with the Dorset AONB Team and ensure that the Council can demonstrate exceptional circumstances for AONB development, and that any environmental impacts can be mitigated.
- Promote mixed-use developments, where relevant, to reduce the need for out-commuting.
- Consider continuing with Policy LD.
- Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.

- Ensure development is phased, where necessary, in order that it is delivered at the right times.
- Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.
- Progress with the SHLAA.
- Take into account the recommendations of the Strategic Planning Forum.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.
- Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
- Inform any prospective developers of the need for development contributions towards education.

### Summary of responses to option 3d

#### Disperse settlement extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)

278. 222 respondents stated whether they agreed or disagreed with option 3d. Of these quantitative responses, 72 agreed and 150 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 20 below.

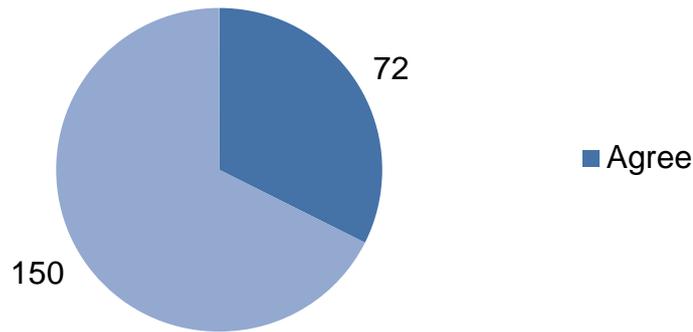


Chart 20: Total number of responses

279. Chart 21 below shows the breakdown of respondents.

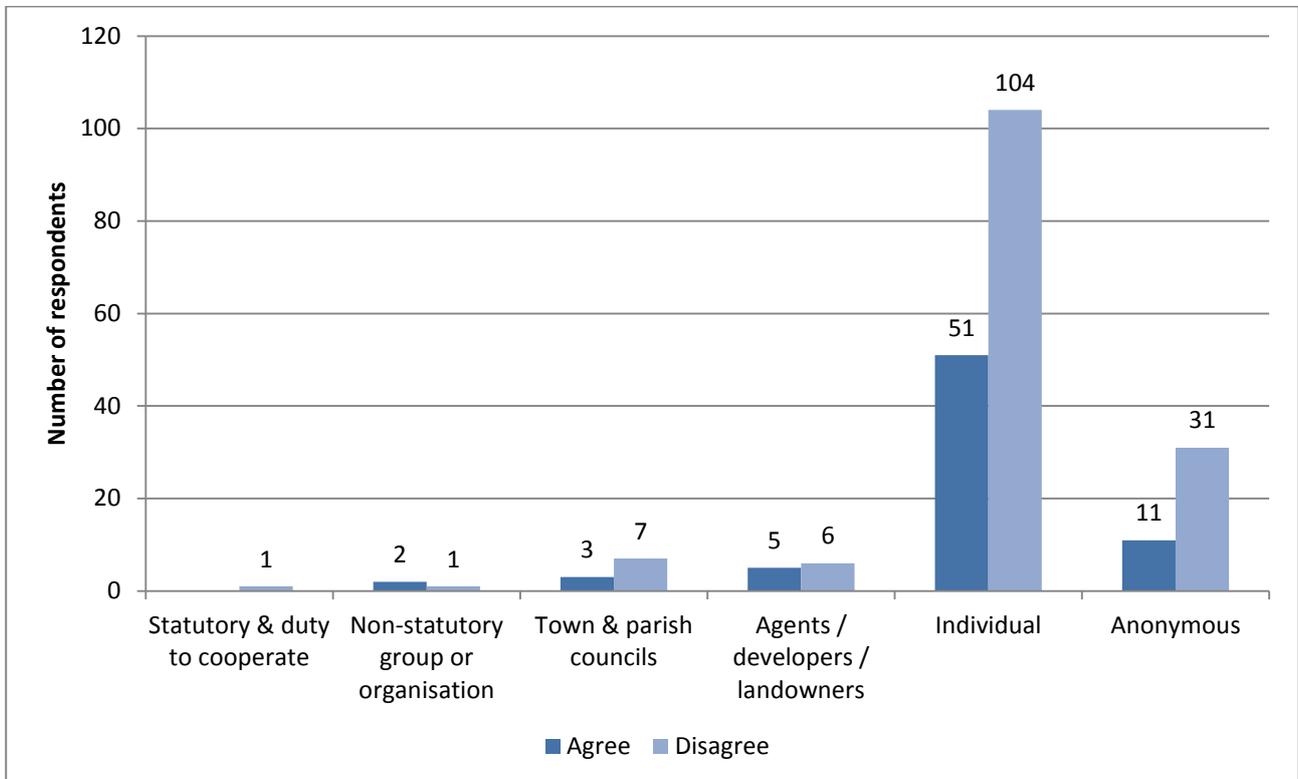


Chart 21: Responses to option 3d

## Summary of issues raised to option 3d and officer response

### Statutory and/or duty to cooperate bodies

280. The Council received specific disagreement from the Dorset AONB Team to this option. Others provided comments. A summary of comments, officer responses and actions is below.

#### Dorset County Council (DCC)

281. DCC Children's Services advise that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC go on to say that the impacts on secondary schools will need to be looked at case by case.

282. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. Therefore, at this stage, although these comments are useful to refer to developers, they do not have any bearing on where the Council should focus settlement extensions.

Action: inform any prospective developers of the need for development contributions towards education.

#### Dorset AONB Team

283. The team raises concerns that this option could add significantly to traffic flows and congestion. This is because increasing housing provision in villages without, or with inadequate, public transport provision will result in even more residents having difficult access to necessary services and requiring a car, with consequential effects on roads and highway infrastructure in Purbeck. The consultation material already acknowledges that road space is at capacity, particularly in the summer. The Purbeck Transport Study identified this in 2004 and little has changed, with the situation most probably worsening in subsequent years. This is of particular concern because highway infrastructure can have substantial impacts on the AONB and already has in certain places in Purbeck, where local character and distinctiveness has been eroded through the introduction of urban highway features.

284. The Council acknowledges the impacts that additional traffic and the affects of urban highway features can have on the AONB and its setting. However, additional growth is important to many small villages in the AONB and elsewhere, so it would be inappropriate to rule out development at smaller villages altogether.

285. The problems the AONB Team is referring to are associated with inadequate transport provision. Therefore, the Council should continue to liaise closely with DCC Highways to ensure that development would not lead to unacceptable impacts on the district's roads. This could be, for example, through requiring development to provide more sustainable alternatives to the private car, such as cycle lanes. The Council will then need to make sure that development and any highways impacts can be accommodated within, or

adjacent to, sensitive landscapes. Where impacts cannot be mitigated, the Council will need to direct development elsewhere, where possible.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

#### Natural England

286. NE says that a settlement extension at Stoborough would raise concerns due to the proximity of European and internationally protected sites depending of the scale and location of proposals coming forward and the need to avoid the 400m area. Further information is required. In relation to the other settlements, NE has no view on this option at this time.
287. The Council notes these comments about Stoborough and that further information would be required in this sense. Given the number of constraints in this area and the amount of suitable land, it is clear that development could not be focussed here. Therefore, it should not be necessary to forward NE more information in this respect.
288. Owing to other constraints at Langton Matravers, West Lulworth and Winfrith Newburgh, it is doubtful that the Council's objectively assessed development needs could be met at these settlements. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### Historic England (HE)

289. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest 'organic' growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
290. HE believes that the Council could develop a 'criteria based policy' to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to future planning application.

291. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency

292. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations. If settlement extensions were to be concentrated only at Swanage, Upton and Wareham, then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated. However, HA does not support this option because it is important that development is concentrated in the most sustainable locations, which tend to be the largest settlements. These have best public transport links and majority of employment and services. This will reduce dependence on travel by private car if housing is located closer to these facilities, relieving potential impacts of development on the strategic road network.

293. The Council notes these comments and agrees that larger settlements tend to be the most sustainable locations.

#### **Non-statutory groups and organisations**

294. The Wareham Burial Joint Committee agreed to this option, stating that 'the smaller villages require better infrastructure, transport links and amenities and this can be gained through careful management of new development'. The Dorset Association of Parish and Town Councils also agreed, although did not submit any comments specific to this option.

295. The chair of the Northmoor Allotments disagreed to this option, urging the Council to take into account infrastructure provision.

296. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards local infrastructure projects.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

297. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE go as far to say that, in its view, Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.

298. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

299. Three town and parish councils agreed to this option. They included Arne Parish Council, Lytchett Matravers Parish Council and Wool Parish Council. There were no comments specifically in support of this option, but clear support for some growth at the district's villages in order to sustain the local economy.
300. Seven town and parish councils disagreed to this option. They included Affpuddle and Turnerspudde Parish Council, Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Langton Matravers Parish Council, Wareham Town Council and West Lulworth Parish Council.
301. Many comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations and nature conservation. This advocates a flexible approach that allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

### **Agents, developers and landowners**

302. Five agents, landowners and developers agreed with this option and six disagreed. It is worth recognising that the level of support or disagreement did tend to centre around the respondent's land interests.
303. Reasons for support included the sustainability benefits of developing at local service villages, as highlighted by some of the town and parish councils above. Disagreement to this option was generally that it would be too prescriptive and not allow smaller or larger settlements opportunities for necessary growth. This group also echoed other consultees' concerns about local constraints that would mean development would unlikely be deliverable by just looking at these villages. This strengthens the case for the Council to consider continuing with existing Policy LD, as discussed above.

### **Individuals and anonymous**

304. 51 individuals and 11 anonymous respondents agreed to this option. 104 individuals and 31 anonymous respondents disagreed. Reasons in support echo those highlighted above, that development can help sustain smaller villages.

### **Infrastructure**

305. Some respondents feel that there should be no development at the local service villages because of the lack of infrastructure in these settlements.

There are some sustainability credentials with some of the district's smaller settlements. Therefore, it would not be appropriate to rule out development at these locations altogether. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: consider continuing with Policy LD.

#### Constraints

306. Some respondents have specifically cited that development should not take place at the local service villages on grounds of greenbelt, AONB, nature conservation and flooding issues.

307. These are possible constraints, which the Council will need to take into account, although none of the local service villages is in the green belt. It is also worth noting that development in the AONB is permissible, provided the Council can demonstrate exceptional circumstances, such as clear social and economic advantages, and that any environmental impacts can be mitigated.

Action: ensure that any potential impacts to constraints can be mitigated.

This option would not deliver the Council's development needs

308. Some respondents recognise that the amount of suitable land available for development at the district's local service village would unlikely allow the Council to meet its objectively assessed development needs.

309. This viewpoint recognises that the Council needs to be mindful of the district's constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: consider continuing with Policy LD.

#### Private car use

310. Some respondents felt that concentrating development at villages would promote private car use.

311. The Council must make sure that wherever development is located, it is as sustainable as possible. This could mean mixed use developments to reduce out-commuting and development may have to pay to mitigate its transport impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: promote mixed-use developments, where relevant, to reduce the need for out-commuting.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

## Loss of village identities

312. Some respondents were worried that a focus of development at the local service villages would result in a loss of identity for those villages.

313. The Council recognises this importance to local people. Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

Action: wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

## Postcode analysis

314. Chart 22 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

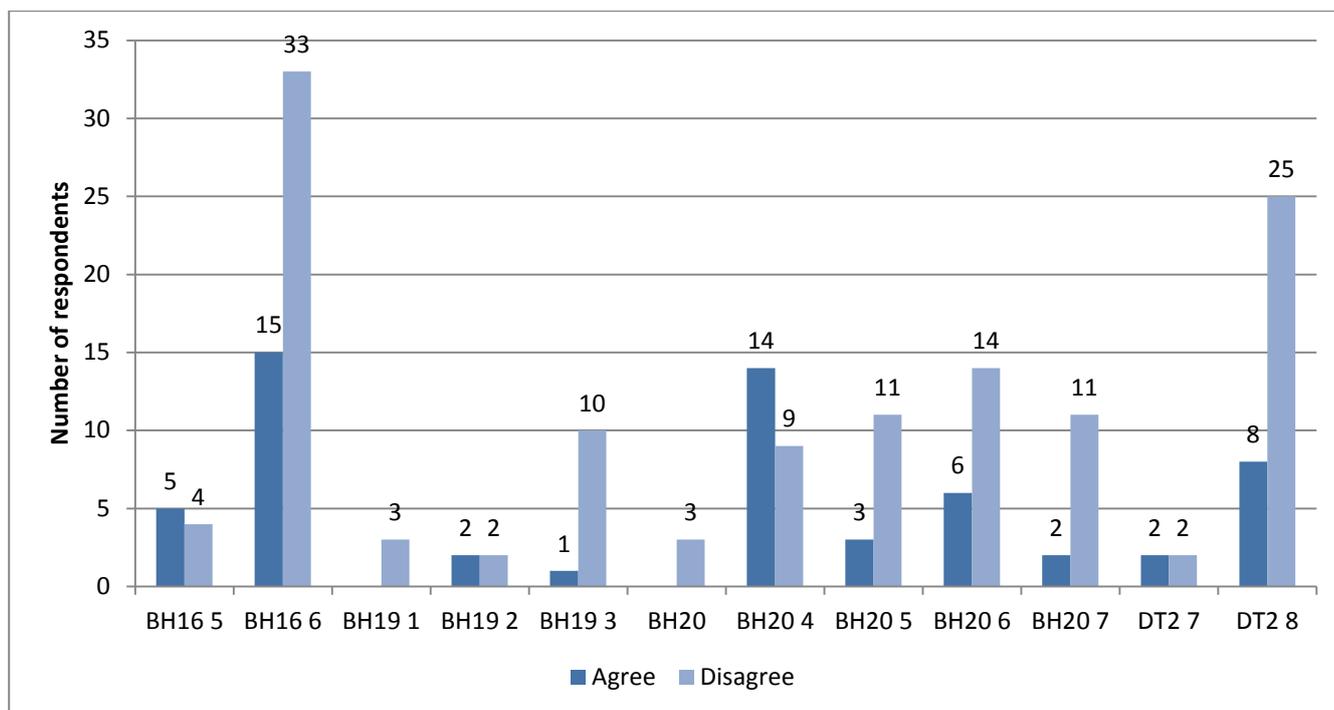


Chart 22: Postcode analysis for option 3d

315. The results show that the largest proportions of objection were from the BH16 6 (Lytchett Matravers and Lytchett Minster) and DT2 8 (Moreton and Winfrith Newburgh) areas. This is somewhat surprising, given that neither postcode contains a local service village. Those postcodes that do contain a key service village at BH19 3 (Langton Matravers), BH20 5 (Stoborough and West Lulworth) and DT2 8 (Winfrith Newburgh) all had more objections than support to this option. Only one postcode showed more support than objection and that was the BH20 4 (Wareham) area. This could be attributed to a wish from residents to direct development away from this location.

## Conclusion

316. Overall, there is considerably more disagreement than support to this option. Several consultees have raised relevant issues about how restrictive a strategy focussed just on the district's local service villages would be; and that it would be contrary to sustainable development principles to ignore towns, larger villages and other sustainable locations for growth. Many of the respondents also note the importance of development at the local service villages in order to help sustain them. Therefore, it would be inappropriate for the Council to ignore their needs altogether.

317. This points towards a pragmatic approach that allows some growth at local service villages. There are two possible ways to achieve this.

318. The first could be to make the flexibility of Policy LD clearer, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development

would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.

319. The second possible way is that Historic England believes that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

### Summary of actions for option 3d

320. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.

- Produce a background paper to investigate the merits of expanding every settlement by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Promote mixed-use developments, where relevant, to reduce the need for out-commuting.
- Consider continuing with Policy LD.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Ensure development is phased, where necessary, in order that it is delivered at the right times.
- Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.
- Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.
- Progress with the SHLAA.
- Ensure that any potential impacts to constraints can be mitigated.
- Take into account the recommendations of the Strategic Planning Forum.

- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.
- Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
- Inform any prospective developers of the need for development contributions towards education.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

### Summary of responses to option 3e

**Disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers))**

321. 229 respondents stated whether they agreed or disagreed with option 3e. Of these quantitative responses, 62 agreed and 167 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 23 below.

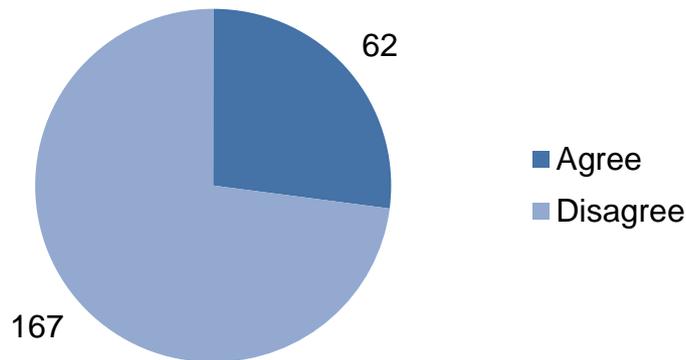


Chart 23: Total number of responses

322. Chart 24 below shows the breakdown of respondents.

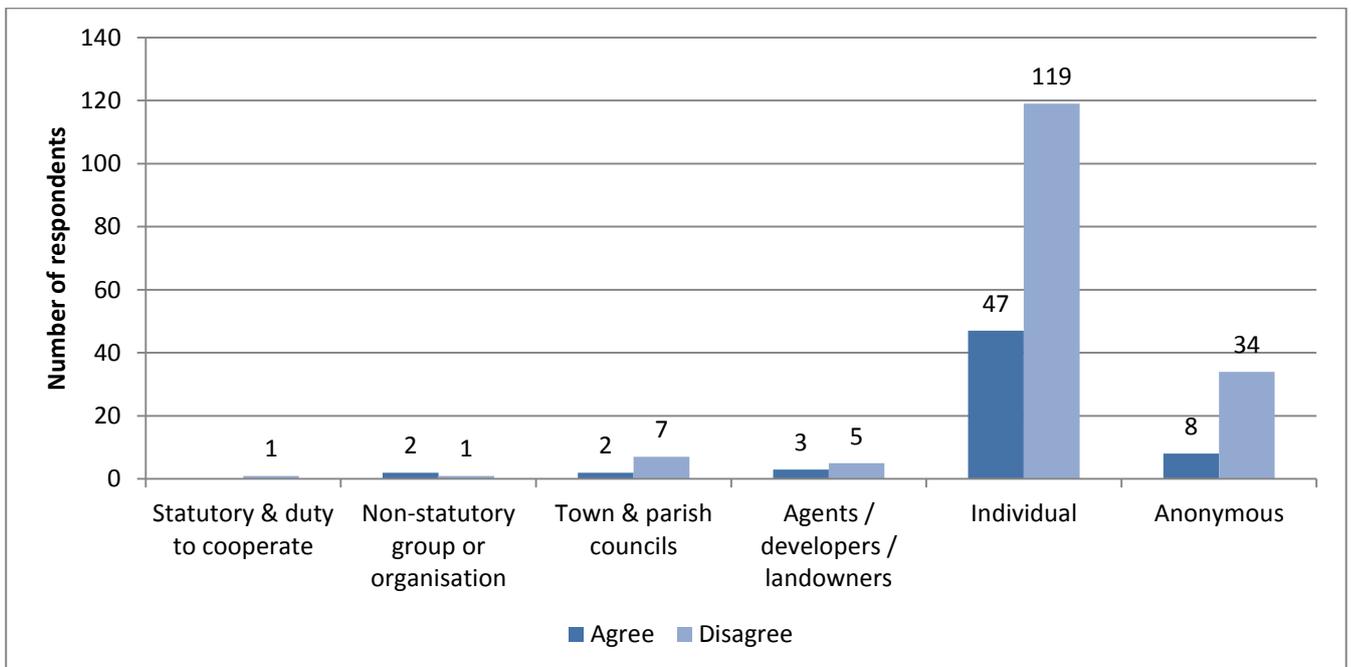


Chart 24: Responses to option 3e

## Summary of issues raised to option 3e and officer response

### Statutory and/or duty to cooperate bodies

323. The Council received specific disagreement from the Dorset AONB Team to this option. Others provided comments. A summary of comments, officer responses and actions is below.

#### Dorset County Council (DCC)

324. DCC Children's Services advises that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC goes on to say that the impacts on secondary schools will need to be looked at case by case.

325. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. The Council will discuss education requirements with DCC.

Action: inform any prospective developers of the need for development contributions towards education.

#### Dorset AONB Team

326. The team raises concerns that this option could add significantly to traffic flows and congestion. This is because increasing housing provision in villages without, or with inadequate, public transport provision will result in even more residents having difficult access to necessary services and requiring a car, with consequential effects on roads and highway infrastructure in Purbeck. The consultation material already acknowledges that road space is at capacity, particularly in the summer. The Purbeck Transport Study identified this in 2004 and little has changed, with the situation most probably worsening in subsequent years. This is of particular concern because highway infrastructure can have substantial impacts on the AONB and already has in certain places in Purbeck, where local character and distinctiveness has been eroded through the introduction of urban highway features.

327. The Council acknowledges the impacts that additional traffic and the affects of urban highway features can have on the AONB and its setting. However, additional growth is important to many small villages in the AONB and elsewhere, so it would be inappropriate to rule out development at smaller villages altogether.

328. The problems the AONB Team is referring to are associated with inadequate transport provision. Therefore, the Council should continue to liaise closely with DCC Highways to ensure that development would not lead to unacceptable impacts on the district's roads. This could be, for example, through requiring development to provide more sustainable alternatives to the private car, such as cycle lanes. The Council will then need to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes. Where impacts cannot be mitigated, the Council will need to direct development elsewhere, where possible.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning ‘traffic modelling’ to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

#### Historic England (HE)

329. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest ‘organic’ growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
330. HE believes that the Council could develop a ‘criteria based policy’ to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to the planning application stage.
331. The Council notes HE’s comments on relevant evidence. It is interesting to note HE’s view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency (HA)

332. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations. If settlement extensions were to be concentrated only at Swanage, Upton and Wareham, then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated. However, HA does not support this option because it is important that development is concentrated in the most sustainable locations, which tend to be the largest settlements. These have best public transport links and majority of employment and services. HA believes this will reduce dependence on travel by private car if housing is located closer to these facilities, relieving potential impacts of development on the strategic road network.
333. The Council notes these comments and agrees that larger settlements tend to be the most sustainable locations.

#### **Non-statutory groups and organisations**

334. The Wareham Burial Joint Committee agreed to this option, stating that ‘the smaller villages require better infrastructure, transport links and amenities and this can be gained

through careful management of new development'. The Dorset Association of Parish and Town Councils also agreed, although did not submit any comments specific to this option.

335. The chair of the Northmoor Allotments disagreed to this option, urging the Council to take into account infrastructure provision.
336. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay CIL, which will contribute towards local infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

337. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE believes Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.
338. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

339. Lytchett Matravers Parish Council and Wool Parish Council agree with this option, citing the benefits development can bring to sustaining small settlements. Wool Parish Council believes that settlement extensions should only take place in the smallest villages and hamlets, as this could save village shops and would be less environmentally damaging by redirecting urbanisation.
340. It is difficult to see how this could be less environmentally damaging because development in lots of isolated locations would lead to a reliance on private cars. Furthermore, there could be significant landscape and townscape harm, given the local landscape and historical conservation designations.
341. Seven town and parish councils disagreed with this option. They included Affpuddle and Turnerspuddle Parish Council, Arne Parish Council, Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Langton Matravers Parish Council and Wareham Town Council.
342. Many comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations and nature conservation. This advocates a flexible approach that allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

### **Agents, landowners and developers**

343. Three agents, landowners and developers agreed with this option and five disagreed. It is worth recognising that the level of support or disagreement did tend to centre around the respondent's land interests.
344. Reasons for support included the sustainability benefits of developing at other villages with a settlement boundary, as highlighted by some of the town and parish councils above. Disagreement to this option was generally that it would be too prescriptive and not allow smaller or larger settlements opportunities for necessary growth. This group also echoed other consultees' concerns about local constraints that would mean development would unlikely be deliverable by just looking at these villages. This strengthens the case for the Council to consider continuing with existing Policy LD, as discussed above.

### **Individuals and anonymous**

345. 47 individuals and 8 anonymous respondents agreed to this option. 119 individuals and 34 anonymous respondents disagreed. Reasons in support echo those highlighted above, that development can help sustain smaller villages.

### **Infrastructure**

346. Some respondents feel that there should be no development at the other villages with a settlement boundary because of the lack of infrastructure in these settlements. Others believe that because the towns' infrastructure is so stretched, development should be focussed at the district's smallest hamlets instead.
347. There tends to be more infrastructure at larger settlements, but there are some sustainability credentials with some of the district's smaller settlements, for example Moreton and Lytchett Minster, as highlighted by DCC Highways. Therefore, it would not be appropriate to rule out development at these locations altogether. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: Investigate infrastructure provision as the Council progresses towards the next stage of the plan.

### **Impacts on villagers**

348. Several respondents perceive that people choose to live in small villages for the lifestyle and it is unfair of the Council to take that away from them. As people who live in towns expect development, this is where development should be focussed.

349. Development can result in a change for nearby residents. However, unless there would be material harm, for example from overlooking or overshadowing, this is not something the Council can take into account. Nevertheless, the Council can ensure that development is well planned and integrates well with the settlement.

Action: ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.

This option would not deliver the Council's development needs

350. Some respondents recognise that the amount of suitable land available for development at the district's other villages with a settlement boundary would unlikely allow the Council to meet its objectively assessed development needs.

351. This viewpoint recognises that the Council needs to be mindful of the district's constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Private car use

352. Some respondents felt that concentrating development at other villages with a settlement boundary would promote private car use.

353. This view is shared by some consultees, such as the Highways Agency and the Dorset AONB Team. Although, it is also worth noting that DCC Highways believe two villages in this category could form the focus for development on the basis of their sustainability credentials, namely Lytchett Minster and Moreton Station. The Council must make sure that wherever development is located, it is as sustainable as possible. This could mean mixed use developments to reduce out-commuting and development may have to pay to mitigate its transport impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: promote mixed-use developments, where relevant, to reduce the need for out-commuting.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

Loss of village identities

354. Some respondents were worried that a focus of development at the other villages with a settlement boundary would result in a loss of identity for those villages.

355. The Council recognises this importance to local people. Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

Action: wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

## Postcode analysis

356. Chart 25 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

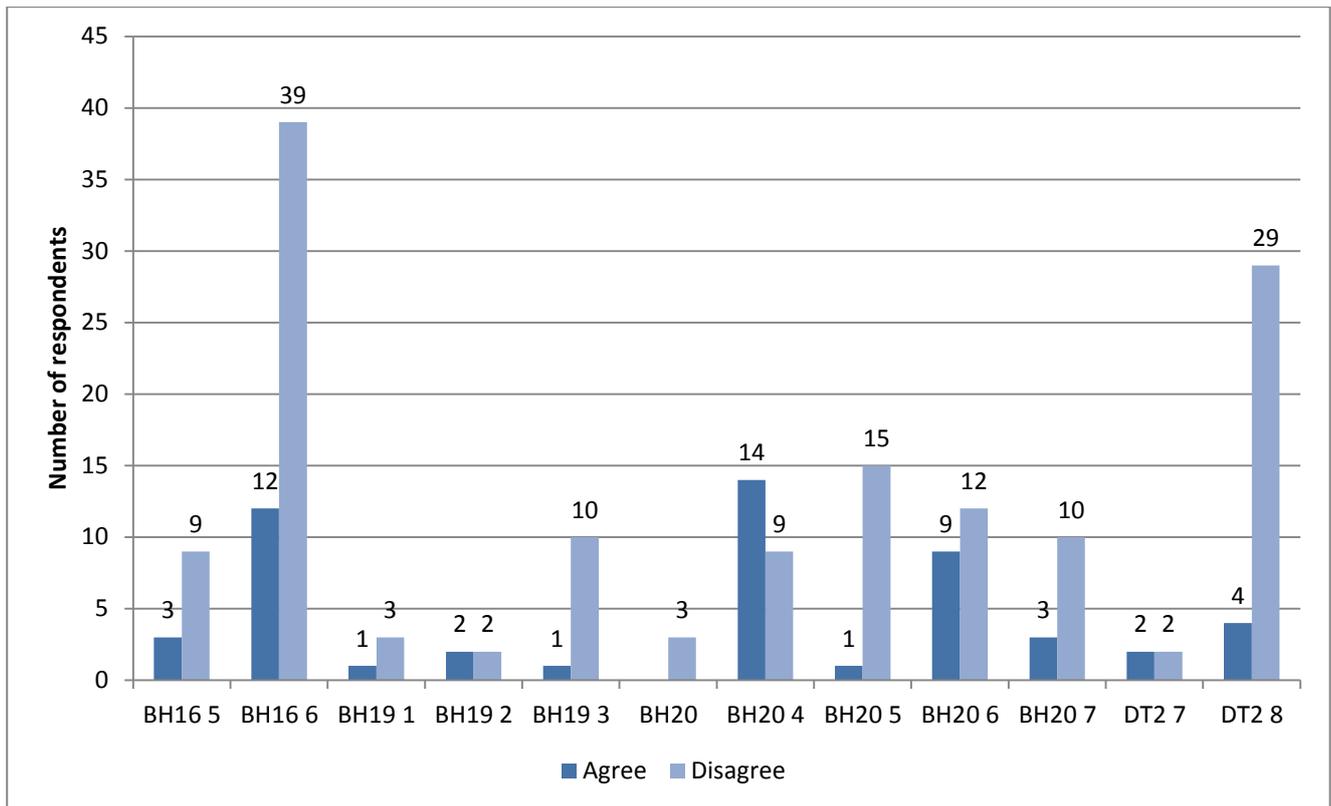


Chart 25: Postcode analysis for option 3e

357. The results show that the largest amounts of objection were from the BH16 6 (Lytchett Matravers and Lytchett Minster) and DT2 8 (Moreton and Winfrith Newburgh) areas. This is not surprising, given that landowners are promoting major development sites at both settlements. Only one postcode showed more support than objection and that was the BH20 4 (Wareham) area. This could be attributed to a wish from residents to direct development away from this location.

## Conclusion

358. Overall, there is considerably more disagreement than support to this option. Several consultees have raised relevant issues about how restrictive a strategy focussed just on the district's other villages with a settlement boundary would be; and that it would be contrary to sustainable development principles to ignore larger settlements and other sustainable locations for growth. Many of the respondents also note the importance of development at the other villages with a settlement boundary in order to help sustain them. Therefore, it would be inappropriate for the Council to ignore their needs altogether.

359. This points towards a pragmatic approach that allows some growth at other villages with a settlement boundary. There are two possible ways to achieve this.

360. The first could be to make the flexibility of Policy LD clearer, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a

particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.

361. The second possible way is that Historic England believes that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

### Summary of actions for option 3e

362. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.

- Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Wherever the Council decides to allocate land for development, it will ensure that development would not adversely impact on tourism.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Consider continuing with Policy LD.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Continue close liaison with the Dorset AONB Team and ensure that the Council can demonstrate exceptional circumstances for AONB development, and that any environmental impacts can be mitigated.
- Promote mixed-use developments, where relevant, to reduce the need for out-commuting.
- Ensure development is phased, where necessary, in order that it is delivered at the right times.
- Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.

## Partial Review Issues and Options Consultation Report – June 2015

- Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.
- Progress with the SHLAA.
- Update the settlement strategy background paper.
- Take into account the recommendations of the Strategic Planning Forum.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.
- Inform any prospective developers of the need for development contributions towards education.

### Summary of responses to option 3f

**New criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)**

363. 232 respondents stated whether they agreed or disagreed with option 3f. Of these quantitative responses, 72 agreed and 158 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 27 below.

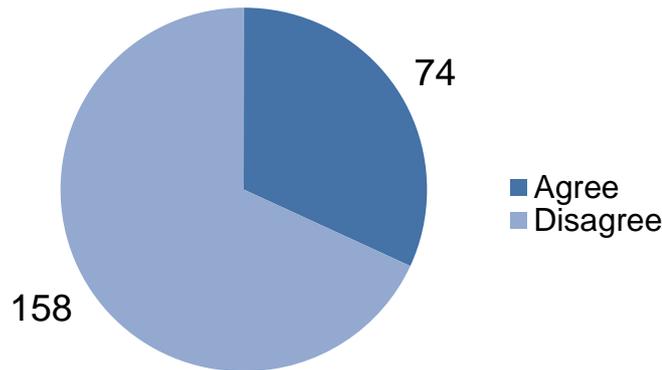


Chart 26: Total number of responses

364. Chart 27 below shows the breakdown of respondents.

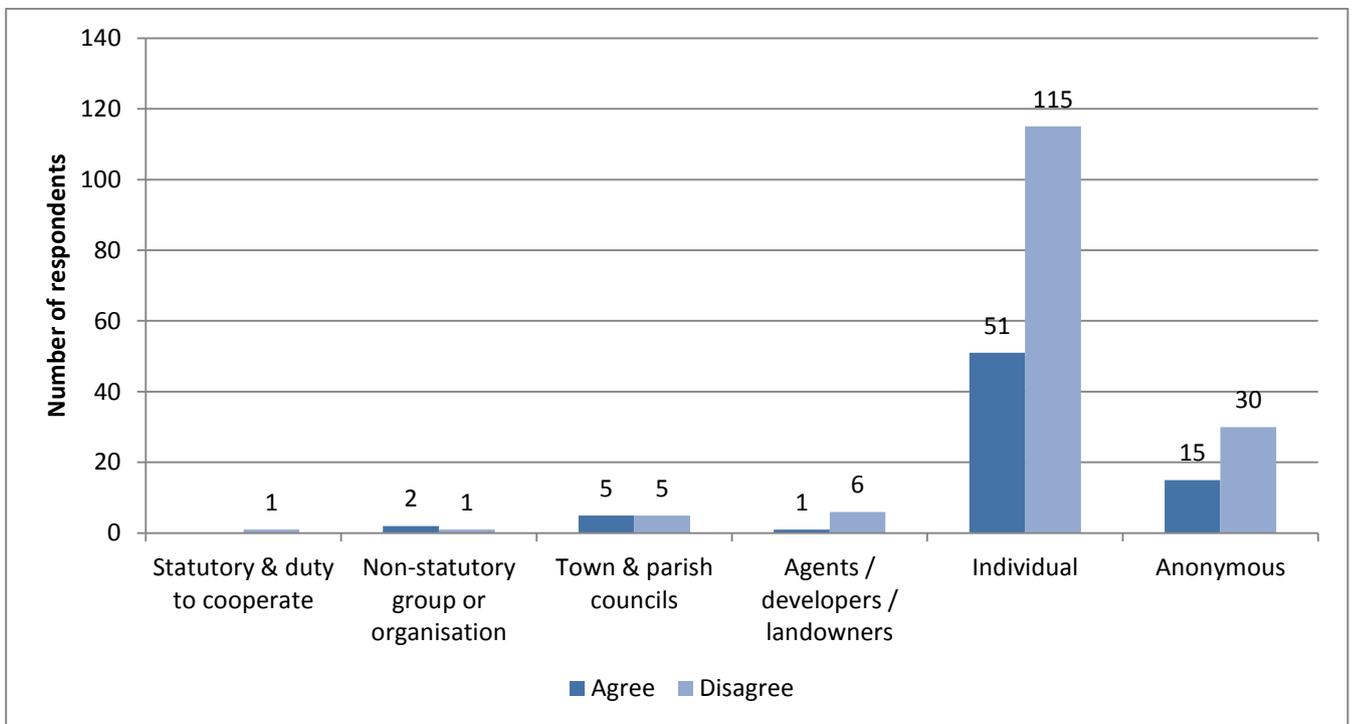


Chart 27: Responses to option 3f

## Summary of issues raised to option 3f and officer response

### Statutory and/or duty to cooperate bodies

365. The Council received specific disagreement from the Dorset AONB Team to this option. Others provided comments. A summary of comments, officer responses and actions is below.

#### Dorset County Council (DCC)

366. DCC Children's Services advises that additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. Therefore, DCC will seek development contributions to fund both new schools and extensions where necessary. DCC goes on to say that the impacts on secondary schools will need to be looked at case by case.

367. These comments draw to the Council's attention that either new schools or extensions to schools may be required as a result of development, but it is not possible for DCC to say where or how much without knowing where in the district development will take place. The Council will discuss education requirements with DCC.

Action: inform any prospective developers of the need for development contributions towards education.

#### Dorset AONB Team

368. The team raises concerns that this option could add significantly to traffic flows and congestion. This is because increasing housing provision in villages without, or with inadequate, public transport provision will result in even more residents having difficult access to necessary services and requiring a car, with consequential effects on roads and highway infrastructure in Purbeck. The consultation material already acknowledges that road space is at capacity, particularly in the summer. The Purbeck Transport Study identified this in 2004 and little has changed, with the situation most probably worsening in subsequent years. This is of particular concern because highway infrastructure can have substantial impacts on the AONB and already has in certain places in Purbeck, where local character and distinctiveness has been eroded through the introduction of urban highway features.

369. The Council acknowledges the impacts that additional traffic and the affects of urban highway features can have on the AONB and its setting. However, additional growth is important to many small villages in the AONB and elsewhere, so it would be inappropriate to rule out development at smaller villages altogether.

370. The problems the AONB Team is referring to are associated with inadequate transport provision. Therefore, the Council should continue to liaise closely with DCC Highways to ensure that development would not lead to unacceptable impacts on the district's roads. This could be, for example, through requiring development to provide more sustainable alternatives to the private car, such as cycle lanes. The Council will then need to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes. Where impacts cannot be mitigated, the Council will need to direct development elsewhere, where possible.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning ‘traffic modelling’ to see the potential impacts of developing specific sites. Then continue to liaise with the Dorset AONB Team to make sure that development and any highways impacts can be accommodated within, or adjacent to, sensitive landscapes.

#### Historic England (HE)

371. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest ‘organic’ growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.

372. HE believes that the Council could develop a ‘criteria based policy’ to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to the planning application stage.

373. The Council notes HE’s comments on relevant evidence. It is interesting to note HE’s view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Highways Agency (HA)

374. HA acknowledges the need to develop in smaller locations in order to retain and develop services in these locations. If settlement extensions were to be concentrated only at Swanage, Upton and Wareham, then services and facilities in smaller locations may struggle and if they cease to exist, they would generate trips over and above what would otherwise be generated. However, HA does not support this option because it is important that development is concentrated in the most sustainable locations, which tend to be the largest settlements. These have best public transport links and majority of employment and services. HA believes this will reduce dependence on travel by private car if housing is located closer to these facilities, relieving potential impacts of development on the strategic road network.

375. The Council notes these comments and agrees that larger settlements tend to be the most sustainable locations.

#### **Non-statutory groups and organisations**

376. The Wareham Burial Joint Committee agreed to this option, stating that ‘the smaller villages require better infrastructure, transport links and amenities and this can be gained

through careful management of new development'. The Dorset Association of Parish and Town Councils also agreed, although did not submit any comments specific to this option.

377. The chair of the Northmoor Allotments disagreed to this option, urging the Council to take into account infrastructure provision.
378. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay CIL, which will contribute towards local infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

379. Other comments from the RSPB and CPRE remind the Council to take account of local constraints, such as nature conservation and landscape designations. CPRE believes Purbeck should be a national park and therefore policies should reflect this and the Council should reduce the amount of development it plans for.
380. The Council is extremely mindful of local constraints and will not allow development where harm to a particular constraint cannot be mitigated. It is not possible to treat Purbeck as a national park because it is not covered by the designation.

### **Town and parish councils**

Five town and parish council agreed to this option. They included Morden Parish Council, Moreton Parish Council, Lytchett Matravers Parish Council, Wareham Town Council and Wool Parish Council.

381. Wool Parish Council believes that settlement extensions should only take place in the smallest villages and hamlets, as this could save village shops and would be less environmentally damaging by redirecting urbanisation.
382. It is difficult to see how this could be less environmentally damaging because development in lots of isolated locations would lead to a reliance on private cars. Furthermore, there could be significant landscape and townscape harm, given the local landscape and historical conservation designations.
383. Five town and parish councils disagreed with this option. They included Affpuddle and Turnerspiddle Parish Council, Arne Parish Council, Church Knowle Parish Council, Corfe Castle Parish Council and Kimmeridge Parish Meeting.
384. Many comments raised by town and parish councils included the need for the Council to take account of constraints, such as local roads, landscape designations and nature conservation. This advocates a flexible approach that allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD, which, as explained above, already allows development to be focussed at smaller settlements, where constraints or sustainability criteria would mean it would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

### **Agents, landowners and developers**

385. One of the agents, landowners and developers agreed with this option and six disagreed. It is worth recognising that the level of support or disagreement did tend to centre around the respondent's land interests.
386. Reasons for support included the sustainability benefits of developing at other villages without a settlement boundary, as highlighted by some of the town and parish councils above. Disagreement to this option was generally that it would be too prescriptive and not allow larger settlements opportunities for necessary growth. This group also echoed other consultees' concerns about local constraints that would mean development would unlikely be deliverable by just looking at these villages. This strengthens the case for the Council to consider continuing with existing Policy LD, as discussed above.

### **Individuals and anonymous**

#### Infrastructure

387. Some respondents feel that there should be no development at the other villages without a settlement boundary because of the lack of infrastructure in these settlements. Others believe that because the towns' infrastructure is so stretched, development should be focussed at the district's smallest hamlets instead.
388. There tends to be more infrastructure at larger settlements, so it is difficult to see how ignoring the towns and prioritising development just at the district's smallest villages will be beneficial in infrastructure terms. Furthermore, some of these small settlements are heavily constrained. But that is not to say that some of these small settlements have no sustainability credentials at all. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: Investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Impacts on villagers

389. Several respondents perceive that people choose to live in small villages for the lifestyle and it is unfair of the Council to take that away from them. As people who live in towns expect development, this is where development should be focussed.
390. Development can result in a change for nearby residents. However, unless there would be material harm, for example from overlooking or overshadowing, this is not something the Council can take into account. Nevertheless, the Council can ensure that development is well planned and integrates well with the settlement.

Action: ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.

This option would not deliver the Council's development needs

391. Some respondents recognise that the amount of suitable land available for development at the district's other villages with a settlement boundary would unlikely allow the Council to meet its objectively assessed development needs.

392. This viewpoint recognises that the Council needs to be mindful of the district's constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

Action: consider continuing with Policy LD.

Private car use

393. Some respondents felt that concentrating development at other villages without a settlement boundary would promote private car use.

394. This view is shared by some consultees, such as the Highways Agency and the Dorset AONB Team. The Council must make sure that wherever development is located, it is as sustainable as possible. This could mean mixed use developments to reduce out-commuting and development may have to pay to mitigate its transport impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: promote mixed-use developments, where relevant, to reduce the need for out-commuting.

Action: continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

Loss of village identities

395. Some respondents were worried that a focus of development at the other villages without a settlement boundary would result in a loss of identity for those villages.

396. The Council recognises this importance to local people. Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

Action: wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.

## Postcode analysis

397. Chart 28 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes

of other groups, as many of them are from across the country and would not provide any meaningful information.

398. Chart 28: postcode analysis for option 3f

| Key to chart   |  |
|--|--|
| BH16 5 (Upton)   |  |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |  |
| BH19 1 (Swanage)   |  |
| BH19 2 (Swanage)   |  |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |  |
| BH20 (most of Purbeck)                                       |  |
| BH20 4 (Wareham)   |  |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |  |
| BH20 6 (Bovington and Wool)                                  |  |
| BH20 7 (Bere Regis and Sandford)                             |  |
| BH21 4 (far north east of district)                          |  |
| DT2 7 (Briantspuddle)  |  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |  |

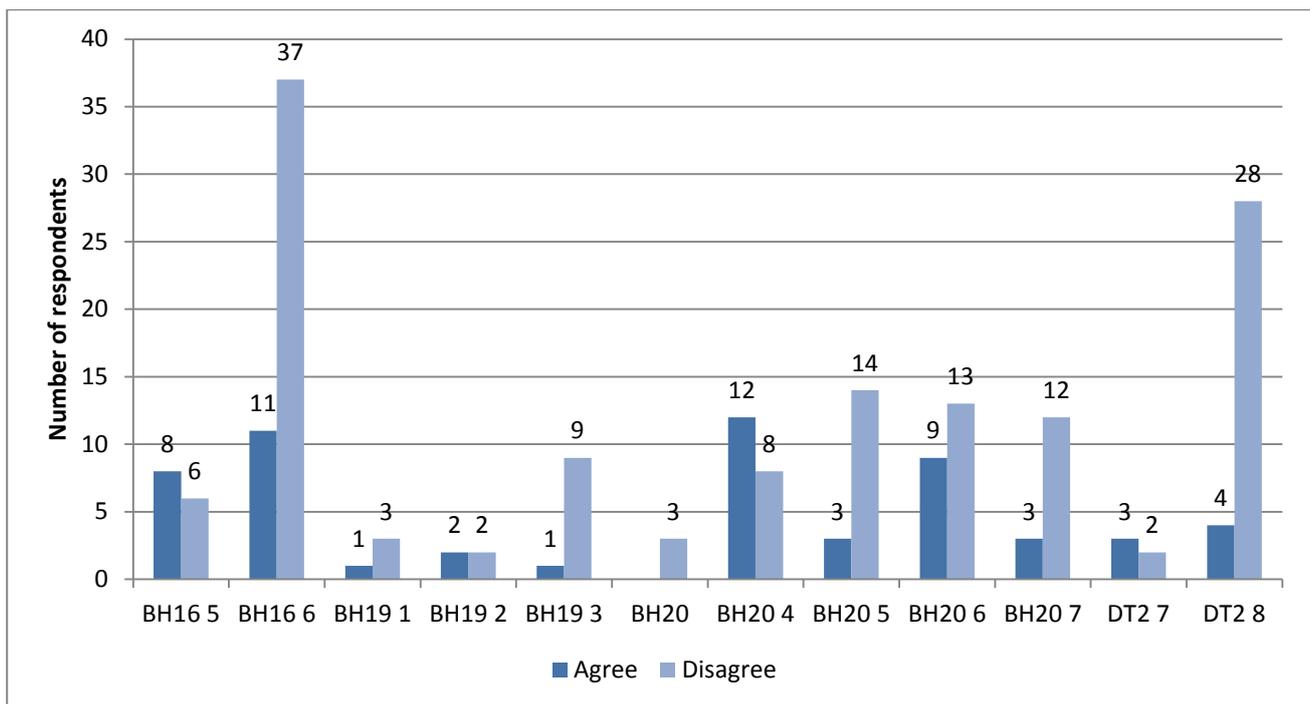


Chart 28: Postcode analysis for option 3f

399. The strength of feeling against this option is such that there are few areas of this district with much support. The BH16 6 (Lytchett Matravers and Lytchett Minster) and DT2 8 (Moreton and Winfrith Newburgh) areas show the most notable amount of disagreement. The former contains Organford and Holton Heath, which are both other villages without a settlement boundary (although are both heavily constrained and would unlikely form the focus for the Council's development strategy). The latter contains Moreton, where

developers are proposing a significant development nearby at Redbridge Pit, so this could explain why this postcode attracts the largest proportion of objection compared with support. Only one postcode showed more support than objection and that was the BH20 4 (Wareham) area. This could be attributed to a wish from residents to direct development away from this location.

## Conclusion

400. Overall, there is considerably more disagreement than support to this option. Several consultees have raised relevant issues about how restrictive a strategy focussed just on the district's other villages without a settlement boundary would be; and that it would be contrary to sustainable development principles to ignore larger settlements and other sustainable locations for growth. Many of the respondents also note the importance of development at the other villages without a settlement boundary in order to help sustain them. Therefore, it would be inappropriate for the Council to ignore their needs altogether.
401. This points towards a pragmatic approach that allows some growth at other villages without a settlement boundary. There are two possible ways to achieve this.
402. The first could be to make the flexibility of Policy LD clearer, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.
403. The second possible way is that Historic England believes that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

## Summary of actions for option 3f

404. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
  - Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

## Partial Review Issues and Options Consultation Report – June 2015

- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Consider continuing with Policy LD.
- Ensure development is phased, where necessary, in order that it is delivered at the right times.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Continue close liaison with the Dorset AONB Team and ensure that the Council can demonstrate exceptional circumstances for AONB development, and that any environmental impacts can be mitigated.
- Promote mixed-use developments, where relevant, to reduce the need for out-commuting.
- Ensure that any masterplan and/or planning application respects the existing built form and integrates well with neighbouring settlements.
- Wherever the Council allocates land for development, it will make sure that any masterplan and / or planning application integrates development into the settlement and retains a sense of identity.
- Progress with the SHLAA.
- Wherever the Council decides to allocate land for development, it will ensure that development would not adversely impact on tourism.
- Take into account the recommendations of the Strategic Planning Forum.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Ensure that any masterplan and/or planning application respects the existing built form of settlements and integrates well.
- Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
- Inform any prospective developers of the need for development contributions towards education.

## Overall conclusions to question 3a (which option/s do you agree or disagree with and why?)

405. The results showed more support for options that focus development more towards the district’s larger settlements, with less support for developing the smaller settlements. Chart 29 summary of responses to question 3a illustrates this clearly.

| Key to options on chart |  |
|-------------------------|--|
| 3a                      | disperse proportionately in line with existing Policy LD   |
| 3b                      | disperse settlement extensions around the towns (Swanage, Upton and Wareham)   |
| 3c                      | disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)  |
| 3d                      | disperse settlement extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)  |
| 3e                      | disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers) |
| 3f                      | new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)             |

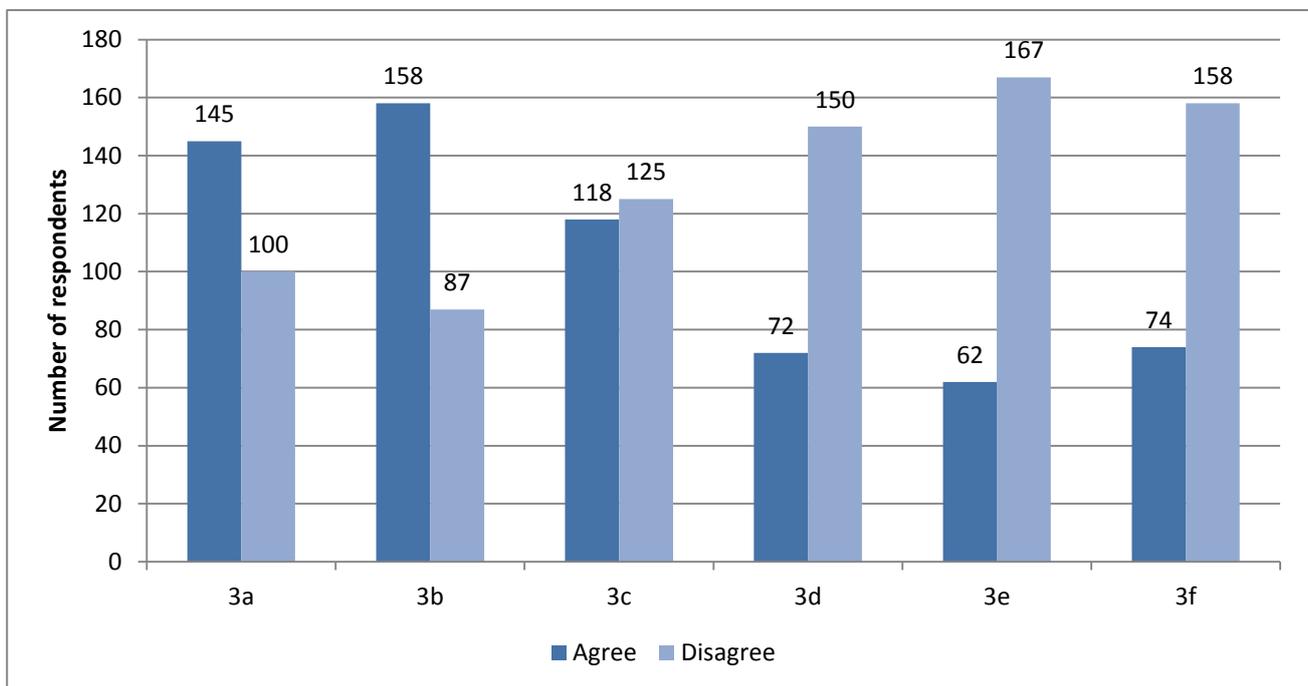


Chart 29: Summary of responses to question 3a

406. The consultation has revealed some interesting and conflicting views about the Council’s current strategy, Policy LD. For example, the public seem to favour focussing development at the district’s larger settlements for sustainability reasons; Historic England feels that development should be spread in order to lessen the landscape impact of large developments; whereas DCC Highways prefer a concentration of

development in order to achieve the economies of scale to provide more self contained developments (albeit not necessarily at the district's towns, but at areas with good transport links). It is also clear that just focussing development at one particular group of settlements would limit the Council's options. For example, if the Council were to focus housing just on the towns (option 3a), Natural England quite rightly raise the point that the district's towns are quite constrained, so this strategy might not be achievable.

407. Clearly, with so many conflicting views, the Council's strategy will need to contain some compromise.
408. It seems that a flexible approach would be the most appropriate, which makes Policy LD appear the logical choice. After all, Policy LD is a hierarchy, directing development (i.e. not just housing) towards the most sustainable locations. This means that development should be concentrated in the district's towns in the first instance, and where a constraint would prevent this, the Council should then look at the key service villages, and so on. Furthermore, it means that where a smaller settlement would be an appropriate focus for development compared with a larger one on account of sustainability reasons, the Council could justify moving further down the hierarchy.
409. Many members of the public and town and parish councils expressed a view that development is important at the district's smallest settlements in order to help sustain them. It is important to note that Policy LD does not preclude development at smaller settlements, as those with settlement boundaries can have development such as infill and rural exception sites; and those without settlement boundaries can benefit from rural exception sites.
410. Perhaps the message of flexibility is not clear enough in the existing policy. It may be worth clarifying this through the Partial Review, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s). This would tie in well with the very widely expressed view of respondents to the consultation that the Council needs to plan according to infrastructure, services and constraints.
411. The alternative is to consider Historic England's suggestion and devise a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

**Question 3b: if you prefer a combination of options 3a-3f and any of the larger sites summarised below, please specify which ones**

412. The majority of respondents to this question offered comments in support of their choice for question 3a ('where should the Council focus new settlement extensions?'), or suggestions for sites that are covered in question 3c ('are there any other options that you feel should be included?'). Therefore there were relatively few responses relevant to this particular question. Chart 30 below shows the various combinations of options suggested, which total 16 different suggestions from 28 respondents.

| Key to options on chart |  |
|-------------------------|--|
| 3a                      | disperse proportionately in line with existing Policy LD   |
| 3b                      | disperse settlement extensions around the towns (Swanage, Upton and Wareham)   |
| 3c                      | disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)  |
| 3d                      | disperse settlement extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)  |
| 3e                      | disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers) |
| 3f                      | new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)             |
| 4a                      | consider new development to the north and west of North Wareham  |
| 4b                      | consider new development to the west of Wareham  |
| 4c                      | consider new development to the south-east of Sandford   |
| 4d                      | consider new development around Lytchett Minster   |
| 4e                      | consider new development around Moreton Station (including Redbridge Pit)  |
| 4f                      | consider new development west of Wool  |
| 4g                      | consider new development to the north of Langton Matravers   |

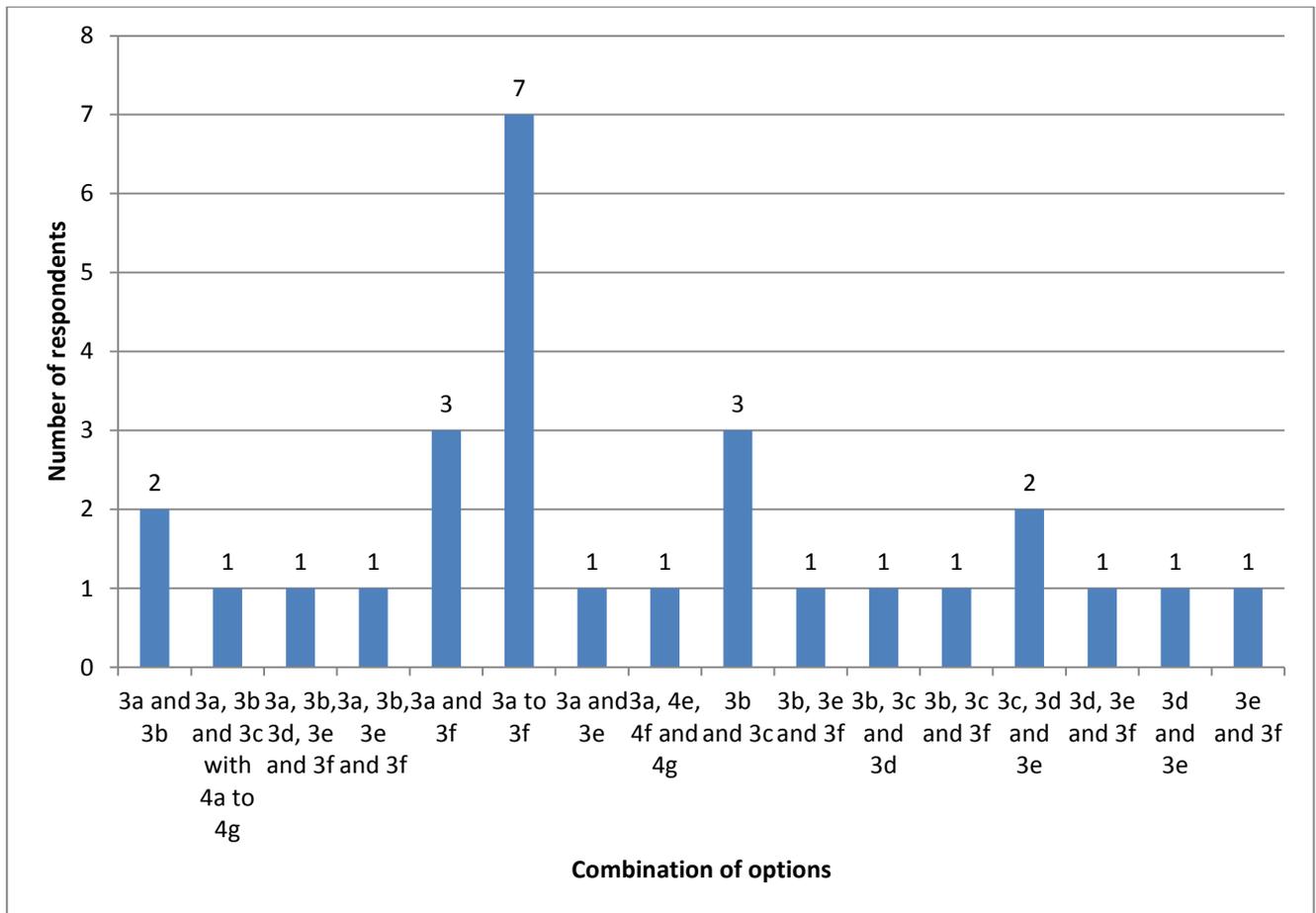


Chart 30: Combinations of options

413. Chart 30 above shows most support for a combination of options 3a to 3f. This reflects the conclusions of the results to question 3a, that most respondents favour a flexible approach allowing development at all settlements. Below is a summary of the main issues raised to this question.

### Summary of issues raised to question 3b and officer response

#### Statutory and/or duty to cooperate bodies

Dorset AONB Team

414. The Team believes that a combination of options 3b, 3c and to a lesser extent 3d may serve to provide a more balanced distribution of new housing across the district. However, the Team reminds the Council that every settlement is different in terms of its character and capacity to accommodate growth. There are also issues associated with transport impacts of development in the AONB and that development at some locations may lead to increased reliance on private cars. The Team considers that a number of settlements within Dorset AONB will have very limited capacity to absorb housing growth without adverse effects on character, making a proportionate distribution of growth across the district foreseeably unrealistic.

415. This response advocates planning according to constraints. This makes a strong case for a more flexible approach that takes account of constraints and allows the Council to

direct development to other settlements, where appropriate. The most logical solution is existing Policy LD.

#### Historic England (HE)

416. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest 'organic' growth in proportion to their current size. HE believes that such a dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.
417. HE considers that the Council could develop a 'criteria based policy' to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to the planning application stage.
418. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### **Non-statutory groups and organisations**

419. The South West Housing Association Registered Providers (HARP) believes that an alternative should be to use a flexible combination of options 3a to 3f and a specific rural exception site policy.
420. The Council already has a rural exception site policy and the flexibility required already exists with Policy LD. Policy LD already allows development across the district where constraints or sustainability criteria mean development at a smaller settlement would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

#### **Town and parish councils**

421. Morden Parish Council favours some development in the parish and says that the Morden parish housing needs survey showed a small demand for market and affordable housing. The parish council suggests around 10 new houses over five years.

422. The Council would be happy to work with the parish council to help identify either an allocated site or a rural exception site. Owing to national guidance, an allocated site would need to be in excess of 10 units, however, in order to deliver affordable housing.

Action: work with Morden Parish Council to identify land for either a small allocation or rural exception site for around 10 homes.

423. Affpuddle and Turnerpuddle Parish Council believes that the Council should focus growth at the settlements along railway lines and employment areas.

424. The existence of a train station and employment can be beneficial in sustainability terms, but this must be balanced against other criteria. For example, there are some areas of Swanage that are sensitive AONB; and Holton Heath is constrained by heath. Therefore, the Council needs to take into account all constraints.

425. Langton Matravers Parish Council believes that development should be focussed at the towns and at Sandford. The parish council is clear that there should be no focus at the 'iconic' villages of Church Knowle, Corfe Castle and Worth Matravers.

426. Existing Policy LD already focusses development at the towns as a default position. Sandford is quite heavily constrained, so may not be suitable for large-scale growth. The Council acknowledges the tourism related benefits that the villages listed above bring to the district, but it does not mean that they should be ignored altogether. After all, there may be potential for some sensitively located development, as stated above by the Dorset AONB Team.

Action: where the Council allocates land for development, make sure the impacts are mitigated to an acceptable level to ensure it would not adversely impact on tourism.

427. Lytchett Matravers Parish Council prefers a combination of options 3a, 3b, 3f and consideration of 3e in order to keep local families in the smaller villages.

428. This response advocates a flexible approach that focusses development at the largest settlements, whilst allowing modest growth at the smallest. Existing Policy LD already allows this, as already discussed above. Furthermore, existing rural exception site policy already allows affordable housing developments (with a small element of market housing) at rural communities.

### **Agents, landowners and developers**

429. Several agents, landowners and developers used this question as an opportunity to promote their land interests. Some commented that the Council's strategy will need to be driven by the availability, suitability and deliverability of sites, rather than by adherence to a settlement hierarchy.

430. Policy LD's hierarchy does allow for the Council to base its strategy on the availability, suitability and deliverability of sites. This is because, if the Council has to rule out development proposed at a large settlement on grounds of constraints, the Council can look at alternatives elsewhere in the hierarchy according to their constraints. This means that the policy is flexible – a requirement of paragraph 14 of the NPPF.

## Individuals and anonymous

431. This group of consultees provided several different combinations of options, as highlighted in chart 30 above. A summary of the main issues is below.

### 3a and 3b

432. Several respondents favoured directing development towards the towns and key service villages because this is where the best infrastructure is. In particular, some suggested Upton and Lytchett Matravers because of their road networks and proximity to the conurbation.

433. Policy LD acknowledges that the most infrastructure is generally at the towns, but does not preclude development at smaller settlements, as long as the Council can demonstrate that they are the logical choices in the context of local constraints and sustainability. With reference to Upton and Lytchett Matravers, it is important to bear in mind that both are heavily constrained by the green belt. There are also issues with nature conservation. Therefore, it is doubtful that the Council would be able to meet its full objectively assessed needs in just these two locations.

### 3a – 3f

434. Many respondents felt that a fair way to distribute development would be to spread it across the district.

435. This is a widely-held public view, and the view of Historic England, that development should be spread proportionally. This issue clearly requires further investigation by the Council. The balance will need to be between the landscape impacts of large developments; environmental constraints; land availability; and the ability of small developments to provide accompanying infrastructure.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

The current policy is inflexible

436. Some respondents favour a combination of options 3a – 3f because of a perception that the current policy is not flexible.

437. Policy LD already allows development across the district where constraints or sustainability criteria mean development at a smaller settlement would be a better option. This message appears to not be coming through clearly in the existing plan, so it may be worth clarifying.

Action: should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

## Conclusion

438. This question has produced many differing responses, with many varying combinations of where to focus growth. It is nevertheless clear that respondents believe growth should be spread throughout the district with the larger settlements prioritised, but according to constraints. There are two potential solutions.
439. The first could be to make the flexibility of Policy LD clearer, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s), or if an alternative location has particular sustainability benefits.
440. The second possible way is that Historic England believes that the solution could be found in a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

## Summary of actions for question 3b

441. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.
- Work with Morden Parish Council to identify land for either a small allocation or rural exception site for around 10 homes.
  - Consider continuing with Policy LD.
  - Investigate the potential for locating development at Dorset Green Technology Park.
  - Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
  - Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: *Presumption in Favour of Sustainable Development*. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
  - Where the Council allocates land for development, make sure the impacts are mitigated to an acceptable level to ensure it would not adversely impact on tourism.

### Question 3c: are there any other options that you feel should be included?

442. The Council received many different suggestions for alternative options for where development could be focussed. Some are existing options for development; some are in inappropriate, constrained locations; and others for sites outside of the district. The main relevant suggestions are highlighted below, with all comments summarised in appendix 10.3.

### Summary of responses to question 3c

#### Statutory and/or duty to cooperate bodies

Historic England (HE)

443. HE believes that the historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small scale modest 'organic' growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure.

444. HE believes that the Council could develop a 'criteria based policy' to help support such an approach. The consultee goes on to remind the Council of the guidance and legislation the Council will need to adhere to, concluding that the Council will need to demonstrate that great weight has been applied to the conservation of heritage assets and their settings. Deferring such important considerations informing the suitability and deliverability of sustainable development should not be deferred to the planning application stage.

445. The Council notes HE's comments on relevant evidence. It is interesting to note HE's view that proportionate growth would be preferable from a conservation, landscape / townscape point of view. Given this view, along with the strong public support for a 10% increase at every settlement in the district, the Council will investigate this approach.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

#### Non-statutory groups and organisations

446. Wareham Town Trust believes that the Council should be promoting brownfield land first.

447. National policy is clear that brownfield land should be prioritised. However, the Council's previously developed (brownfield) land study shows that there is very little useful / suitable brownfield land in the district. As a result, greenfield sites will be required.

Action: prioritise brownfield land, wherever possible.

448. The Dorset Local Access Forum suggests the Council focusses as much as possible where sites have good access by main roads and public transport, such as Wareham, Wool and Moreton. Growth in communities served by minor roads will increase traffic and have implications for safety.

449. Reducing the reliance on private cars certainly helps in sustainability terms and the Council has to be mindful of the capacity of the district's roads and work closely with DCC Highways to make sure there are no adverse impacts in this respect. The existence of a train station can be beneficial in sustainability terms, but this must be balanced against other criteria. For example, there are some areas of Swanage that are sensitive AONB; and Holton Heath is constrained by heath. Therefore, the Council needs to take into account all constraints.
450. CPRE reminds the Council to be mindful of the area's constraints. It also says that the Council should work with other councils to see where development could go.
451. The district's constraints are a key consideration for where to locate development. Purbeck is part of the eastern Dorset housing market area, comprising all Dorset authorities except for West Dorset District Council and Weymouth & Portland Borough Council. Councils need to make sure that the objectively assessed housing needs of their housing market area are met, which will mean working under the 'duty to cooperate' to decide a strategy for housing delivery. The eastern Dorset councils are currently setting up the Strategic Planning Forum, which will look at this and agree recommendations to make to the relevant councils.

Action: take into account the recommendations of the Strategic Planning Forum.

### **Town and parish councils**

452. Wool Parish Council believes that the Council should disperse development as widely as possible apart from existing urban areas. The parish council believes that this reflects more natural growth of the past and helps preserve the rural nature of Dorset.
453. The Council interprets this to mean dividing development amongst existing settlements, rather than new clumps of development around the countryside. This ties in with the widely-held public view for spreading development around the district with around 10% growth at each settlement.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

454. Lytchett Minster and Upton Town Council believes that the Council should build on existing employment sites.
455. Local people, businesses, and the economy generally, rely heavily on these employment sites. Developing them would lead to an unacceptable loss of employment space and a huge amount of out-commuting from the district. Therefore, the Council would not be able to support this option.

### **Agents, landowners and developers**

456. Three agents, landowners and developers responded to this question. They all promoted their own land interests.

### **Individuals and anonymous**

New town

457. Several respondents believe that the Council should plan for a new [eco] town, which can have all the necessary infrastructure. This is seen by some as preferable to piecemeal add-ons that would inevitably not come with infrastructure. Some have suggested this should be in the north east of the district.

458. The Council will investigate this and will take into account the amount of land required (bearing in mind the district's constraints); the number of homes a town would require; and whether or not it could produce enough revenue to pay for all of the necessary infrastructure and be truly self sustained.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

459. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay CIL, which will contribute towards local infrastructure projects.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Holton Heath and Dorset Green Technology Park

460. Two popular suggestions are to build at Holton Heath and Dorset Green Technology Park because they are both key employment sites.

461. In the case of Holton Heath, this would not be possible because the area is heavily constrained by protected habitats, which means it would not be suitable for housing. With regard to Dorset Green, the Council did not consult on this option because of lack of certainty about delivery. However, the Council can look into the potential for the site to accommodate some development.

Action: investigate the potential for locating residential development at Dorset Green Technology Park.

#### Build only to the north of the district

462. Many respondents believe that traffic is such a problem, nothing should be built to the south of the district, Sandford or Wareham. Several suggested only building to the north, along and around the A35.

463. The Council is in continual liaison with DCC Highways to make sure development would not cause any unacceptable impacts to the district's highways. There could be solutions at some locations, such as cycle lanes, that would make development acceptable in transport terms. Therefore, it would not be appropriate to rule out such a large part of the district without investigating possible solutions.

#### Carey in North Wareham

464. A respondent suggested development in the Carey area of North Wareham around the train station. This is because of the infrastructure at this location.

465. The area is relatively small, but could make a contribution to the Council's objectively assessed housing needs through windfall. It is likely there is multiple landownership in this area, for example private businesses, National Rail and Wareham Town Council. No land is currently being promoted for housing development in this area. The issue with the Johns Road businesses is that there are currently no suitable premises that they could move to, although this could change in the future, for example when the Holton Heath power supply issue is resolved. As the site is in the settlement boundary and would not require an allocation, there is no pressing need to plan for a land swap to be planned through the Partial Review.

466. The garages to the south of the railway on North Causeway are in the flood zone and therefore would not be suitable for housing.

Action: should alternative sites become available for the businesses in the Johns Road area, contact them and enquire about freeing the site for windfall housing development.

10% at every settlement

467. A very common suggestion is that development should be spread across the district by adding 10% to every settlement.

468. This is a widely-held public view, and the view of Historic England, that development should be spread proportionally. This issue clearly requires further investigation by the Council. The balance will need to be between the landscape impacts of large developments; environmental constraints; land availability; and the ability of small developments to provide accompanying infrastructure.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

Use reclaimed landfill sites / old quarry land and chalk pits.

469. Some respondents felt that former landfill and quarrying sites could be suitable for development.

470. The main issue here would be land contamination, which can be extremely costly to remedy. The knock on could an impact on viability, which would affect the development's ability to deliver infrastructure and affordable housing. Often such sites are located some distance from the nearest settlement and therefore would lead to isolated development that would be reliant on private transport. There are also issues with flood risk and land stability that could affect their suitability for development. Nevertheless, the Council could work with landowners, should they wish to promote such sites for development, subject to constraints. The Council could work with DCC, as the minerals and waste authority, to see if there are any possible sites for development.

Action: approach DCC to see if there are any reclaimed landfill sites / old quarry land and chalk pit sites that could be promoted for development, subject to constraints.

Military land

471. Some respondents highlighted the MOD's large landholding, which could be used for development.

472. The MOD is due to publish its estate development plan, which will highlight any areas that could potentially be used for development.

Action: refer to the MOD's estate management plan, when it is published, to identify potential development sites.

## Conclusion

473. The consultation has resulted in some useful suggestions for the Council to explore at various locations across the district. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Investigate the potential for locating residential development at Dorset Green Technology Park.
- Make sure that the impacts of development are mitigated to an acceptable level to ensure that development would not adversely impact on tourism.
- Make sure through masterplanning and / or planning applications that any new development integrates with the settlement.
- Consider continuing with Policy LD.
- Prioritise brownfield land, wherever possible.
- Should alternative sites become available for the businesses in the Johns Road area, contact them and enquire about freeing the site for windfall housing development.
- Approach DCC to see if there are any reclaimed landfill sites / old quarry land and chalk pit sites that could be promoted for development, subject to constraints.
- If the Council cannot meet its objectively assessed development needs because of constraints, approach neighbouring councils under the 'duty to cooperate' to take Purbeck's unmet needs.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Continue to look at available Council-owned land for development.

- Take into account the recommendations of the Strategic Planning Forum.
- Refer to the MOD's estate management plan, when it is published, to identify potential development sites.

**Question 3d: if you feel that the Council should be allowing more development at rural settlements, what facilities and services would you like to see and where (please name the settlement(s) you are referring to)?**

474. The Council received several relevant suggestions for additional facilities and services relating to specific locations across the district. The question required responses to be location specific, so the Council has only noted these responses below.

**Summary of issues raised to question 3d and officer response**

475. The Council does not comment below as to which suggestions either exist already or would be appropriate / inappropriate. Instead, the Council's standard response is that its settlement strategy, which lists existing facilities and services in every settlement, may be out of date. Therefore, the Council will look to update its settlement strategy and carry out an audit of facilities and services to see what is lacking at each settlement. Where there is a shortfall, this record will form a useful reference for the district and parish councils in knowing what may be desired locally.

**Statutory and/or duty to cooperate bodies**

476. No consultee from this group suggested any particular facilities or services.

Non-statutory groups and organisations

477. The Wareham Burial Joint Committee believes that Holton Heath and Organford, Winfrith Newburgh, Moreton Station, Bloxworth, East Knighton and Morden could benefit from transport links, broadband, shops, post offices, medical facilities and day centres.

**Town and parish councils**

478. Wool Parish Council believes that bus services and a small scale village shop are required in Briantspuddle, East Lulworth, Ridge, Worth Matravers Lytchett Minster Studland, Chaldon Herring, Kingston and Moreton Station.

479. Morden Parish Council feels that improved bus services linking local villages would help communities be less isolated and that upgraded cycle paths and bridleways would enable people to travel safely to work and schools that are not located in the parish.

480. Corfe Castle Parish Council did not make any suggestions, but asked how facilities and services would be funded in light of government budget cuts. The Council would expect development to provide any new infrastructure that is necessary. This could be either on site, or through a contribution collected through CIL, which the district and relevant town / parish council would spend.

**Agents, landowners and developers**

481. There were no location specific suggestions from this group.

## Individuals and anonymous

482. This group provided many suggestions. Rather than repeating them here, they are summarised in the tables in the conclusions section below. For a full summary, including the officer response and actions, please refer to appendix 10.3.

## Conclusion

483. All of the location specific suggestions for facilities and services are summarised in two tables below. The first is by settlement; and the second is by facility.

Table 3: Summary of additional facilities and services required by settlement

| Settlement        | Facility / service  |
|-------------------|---|
| Affpuddle         | Playground, village shops, bus service, safer parking, footpath linking to Briantspuddle                                  |
| Bere Regis        | Shops, nursery, indoor play area, sport and leisure facilities, affordable spa centre                                     |
| Bloxworth         | Day centre  |
| Bovington         | More shops, new school, sports centre and better transport  |
| Briantspuddle     | Bus service, small village shop, footpath linking to Affpuddle  |
| Chaldon Herring   | Bus service and a small village shop  |
| East Knighton     | Day centre  |
| East Lulworth     | Bus service and a small village shop  |
| Harman's Cross    | More shops and better transport   |
| Holton Heath      | Better broadband, better bus services, post office, shops and doctors' surgery, day centre                                |
| Kimmeridge        | More parking; more telephone line capacity; mains sewerage for those homes currently without it; shops; better transport. |
| Kingston          | Bus service and a small village shop  |
| Langton Matravers | Bus service   |
| Lytchett Minster  | Bus service, doctors' surgery and a small village shop  |
| Morden            | Playground, village shops, bus service, safer parking, improved cycle paths and bridleways, day centre                    |

|                   |   |
|-------------------|---|
| Moreton Station   | Bus service and a small village shop, improvements to the train station, better footpaths, day centre   |
| Organford         | Better broadband, better bus services, post office, shops and doctors' surgery, day centre  |
| Ridge             | Bus service and a small village shop  |
| Sandford          | Shops, nursery, indoor play area, sport and leisure facilities, affordable spa centre   |
| Stoborough        | Community hall, small independent retail, allotments, sports field  |
| Studland          | Bus service and a small village shop  |
| West Lulworth     | Bus service   |
| Winfrith Newburgh | Day centre  |
| Wool              | New school and sports centre, improvements to the train station, better footpaths, bridge at the level crossing, shop, nursery, indoor play area, sport and leisure facilities, affordable spa centre |
| Worth Matravers   | Bus service and a small village shop  |

Table 4: Summary of additional facilities and services required

| Facility / service         | Settlements   |
|----------------------------|---|
| Affordable spa centres     | Sandford, Bere Regis, Wool  |
| Allotments                 | Stoborough  |
| Better footpaths           | Wool, Moreton   |
| Bridge over level crossing | Wool  |
| Bridleway improvements     | Morden  |
| Bus service                | Briantspuddle, East Lulworth, Ridge, Worth Matravers, Lytchett Minster, Studland, Chaldon Herring, Kingston, Moreton Station, West Lulworth, Holton Heath, Organford, Harman's Cross, Bovington, Morden, Affpuddle, Langton Matravers |
| Community hall             | Stoborough  |

|   |   |
|---|---|
| Cycle path improvements                 | Morden  |
| Day centres                             | Bloxworth, East Knighton, Holton Heath, Morden, Moreton Station, Organford and Winfrith Newburgh,   |
| Doctors' surgery                        | Lytchett Minster, Holton Heath, Organford   |
| Indoor play area                        | Sandford, Bere Regis, Wool  |
| Mains sewerage                          | Kimmeridge  |
| Nursery                                 | Sandford, Bere Regis, Wool  |
| Parking                                 | Kimmeridge, Morden, Affpuddle   |
| Playground                              | Affpuddle, Morden   |
| Post office                             | Holton Heath, Organford   |
| School                                  | Bovington, Wool   |
| Small village shop / independent retail | Briantspuddle, East Lulworth, Ridge, Worth Matravers, Lytchett Minster, Studland, Chaldon Herring, Kingston, Moreton Station, Stoborough, Sandford, Bere Regis, Wool, Morden, Affpuddle |
| Sport and leisure facilities            | Sandford, Bere Regis, Wool  |
| Sports field                            | Stoborough  |
| Telephone line capacity                 | Kimmeridge  |
| Train station improvements              | Wool, Moreton   |

484. The results clearly show there is a perceived lack of infrastructure at the district's rural communities. The way to provide new infrastructure is through development, as the Council would expect the development to mitigate its impacts and therefore pay for it.

485. The results of this consultation provide a useful summary of local feeling, which can be read alongside any existing parish plans. The Council can draw upon this information, should either funding become available, or if development is proposed of a scale large enough to provide infrastructure alongside. Parish councils can also refer to it, for example should they decide to spend money generated through CIL (where a development is CIL liable, the local parish council receives 15% of that money. If the parish council has a neighbourhood plan in place, this increases to 25%).

### Summary of actions for question 3d

486. Appendix 10.3 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Refer the opinion that better parking is required to Affpuddle and Turnerspuddle Parish Council, Kimmeridge Parish Meeting, Morden Parish Council and DCC Highways to see if there are any possible solutions.
- Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Refer to DCC the local opinion that an improved bus service is required at Briantspuddle, Chaldon Herring, East Lulworth, Holton Heath, Kingston, Langton Matravers, Lytchett Minster, Moreton Station, Organford, Ridge, Studland, West Lulworth and Worth Matravers.
- Update the Council's settlement strategy in order to provide an audit of facilities and services at all of the district's settlements. Therefore, the Council will know what facilities and services are lacking at which settlements.
- Approach the landowner(s) to see if they would like to provide a footpath linking Affpuddle with Briantspuddle.
- If the Council allocates land for development at Wool, consider requiring a bridge over the level crossing, subject to viability.
- Work with landowners to identify rural exception sites for affordable housing.

## **Issue 4: Potential large housing sites**

**Option 4a: consider new development to the north and west of North Wareham**

**Option 4b: consider new development to the west of Wareham**

**Option 4c: consider new development to the south-east of Sandford**

**Option 4d: consider new development around Lytchett Minster**

**Option 4e: consider new development around Moreton Station (including Redbridge Pit)**

**Option 4f: consider new development west of Wool**

**Option 4g: consider new development to the north of Langton Matravers**

**Question 4a: which option(s) / site(s) do you think should be developed or not and why? Please indicate if you'd prefer full or partial development of the site(s).**

**Question 4b: are there any other options that you feel should be included?**

**Question 4c: should the Council reserve (safeguard) land for potential future development needs beyond the plan period?**

487. The Council received a total of 391 quantitative and qualitative responses to this issue. Some respondents specifically agreed or disagreed to the options and provided additional comments; others neither agreed nor disagreed, but preferred to write comments instead. This report looks at each option and each question in turn.

**Question 4a (which option(s) / site(s) do you think should be developed or not and why? Please indicate if you'd prefer full or partial development of the site(s).**

488. As there are many options to this question, this summary looks at each one separately.

**Summary of responses to option 4a (consider new development to the north and west of North Wareham)**

489. 261 respondents stated whether they agreed or disagreed with option 4a. Of these quantitative responses, 86 agreed in full; 107 agreed for partial development; and 68 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 31 below.

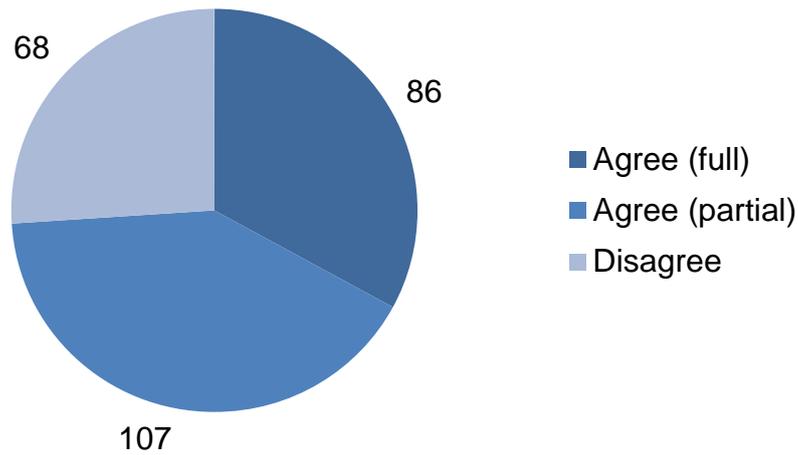


Chart 31: Total number of responses

490. Chart 32 below shows the split of respondents.

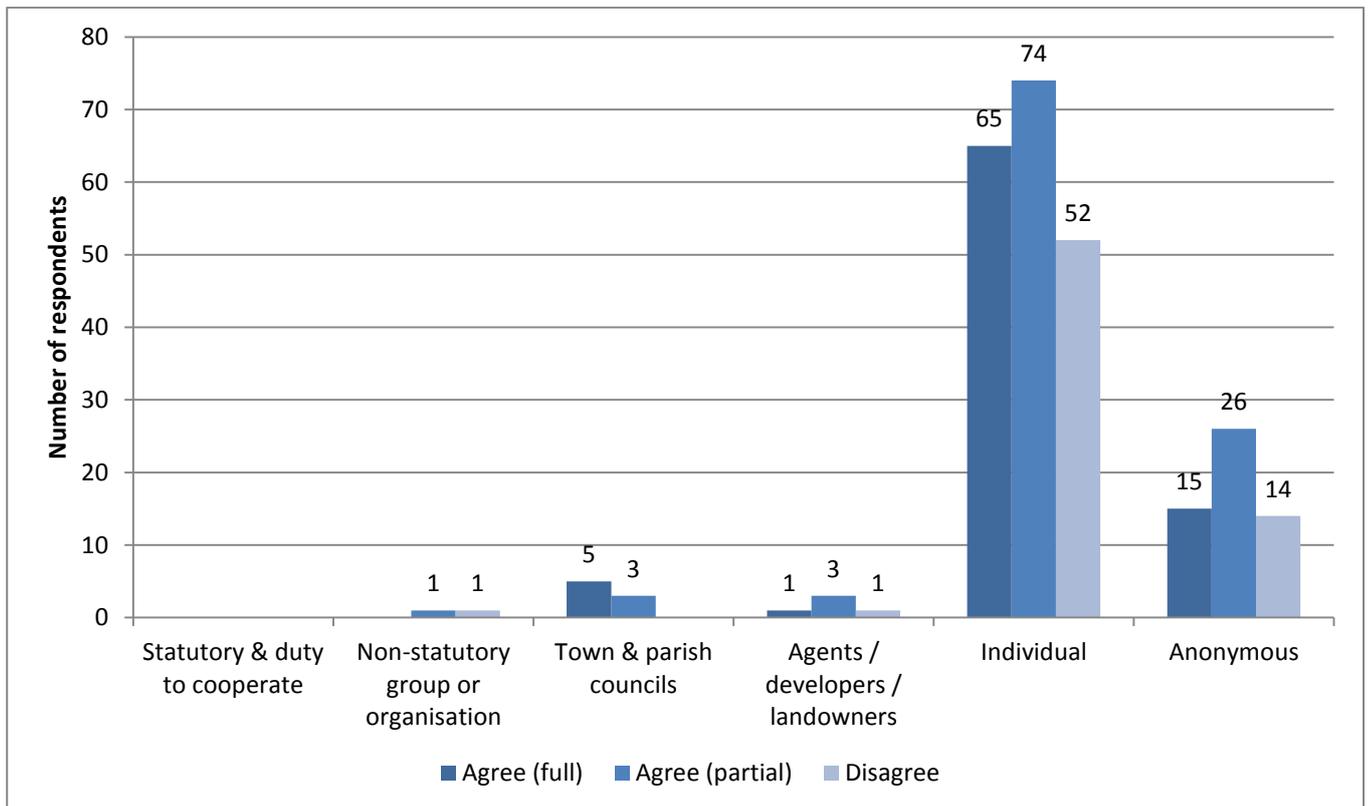


Chart 32: Responses to option 4a

## Summary of issues raised to option 4a and officer response

### Statutory and/or duty to cooperate bodies

491. The Council did not receive specific agreement or disagreement to this option from the statutory consultees or the duty to cooperate bodies. However, some did provide a useful steer on this option.

Dorset County Council (DCC)

492. The minerals team have drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

In terms of waste, DCC highlight that the proximity of the household recycling centre means that noise could be an issue for new residents, so mitigation might be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

493. With regard to education, DCC provide details (see appendix 10.3 of this report) of the level of contribution they would expect per house and that, depending on the level of development required locally, the Purbeck School might need expanding or a new school might be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

494. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

495. DCC Archaeology advise that a planning application would need to be accompanied by an archaeological assessment and evaluation, which in this case will need to consider the nearby Seven Barrows.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

496. DCC Highways raise some concerns about the site. They say that it could be problematic in transport terms and its impact on Purbeck's transport network (particularly the A351) will need careful assessment with appropriate mitigation measures identified. Specifically, DCC identifies the following would be required:

- A351 impact concerns - footway and cycling links needed along Bere Road to existing network and rail station;
- New 30 mph gateway to Wareham to slow traffic from new urban edge created by new frontage development; and

- Carey's Road should have limited development fronting on to it due to the narrow width of the road and the lack of continuous footway provision.

497. DCC Highways' comments are a concern because they specifically state that developing this site could be 'problematic in transport terms'. It would not be appropriate to rule out this site at this stage without the 'careful assessment' DCC Highways request, so the developer will need to provide them with the necessary further information before the Council can draw any definitive conclusions on the transport implications of this site. Therefore, the Council will recommend to the developer that they liaise with DCC Highways to establish exactly what information is required to make the development acceptable in transport terms.

Action: refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Natural England (NE)

498. NE states that it is not in receipt of sufficient information to allow any positive consideration at this time in relation to effects on European and internationally designated heathlands and Poole Harbour SPA, Ramsar. Residential development north of the Bere Road is particularly of concern. They conclude that, given the easily reached access routes into Wareham Forest and close context of the specially protected heathlands, 'it is unlikely the site would be able to demonstrate a suitable level of avoidance and mitigation'.

499. This comment casts serious doubts that the impacts of the development could be mitigated and without sufficient mitigation, it would fall foul of the Habitats Regulations. This could be a fundamental problem because it is imperative that the Council is certain, when it allocates land for development, that the development will not adversely affect European sites.

500. On the basis of NE's wording, it would be difficult to conclude definitively at this stage that the Council should rule out this site without further information. Therefore, the Council will recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations.

Action: notify the developers of Natural England's concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Dorset AONB Team

501. The Team raises concerns that this option could add significantly to traffic flows and congestion, as it would feed onto the A351.

502. The Council will need to ensure that the level of traffic would be acceptable both in terms of highways impacts and the AONB. This can be addressed once the Council has refined its options and knows how much development there will be and where it will go.

503. Action: should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.

#### Historic England

504. This consultee does not raise any particularly significant issues. Its only comment relates to the setting of the Seven Barrows, which it advises should be protected and that, should development go ahead, it should take the opportunity to enhance its condition, access and appreciation in line with paragraph 9 of the NPPF.

Action: should the Council decide to allocate this land for development, ensure the protection of the setting and enhancement of the condition and access of Seven Barrows.

#### Highways Agency (HA)

505. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, they did state that they would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

506. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

507. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: take into account the EA's comments in the site selection process.

#### **Non-statutory groups and organisations**

508. Of the five non-statutory groups and organisations who responded to this issue, only Wareham Town Trust agreed to the partial development of the site. It commented that developing this site would be contrary to green belt policy, but would agree to its development 'only if the objectively assessed housing needs figures suggest that development would be needed at Wareham and Sandford, in addition to new unconstrained greenfield allocations at Swanage, Wool and Moreton Station.'

509. A Strategic Housing Market Assessment (SHMA) provides a figure for objectively assessed housing needs. It does not say where that development should go, as that is a

council's responsibility. It is also a council's responsibility to plan for development according to land availability and its deliverability, which must take account of local constraints. Therefore, the Council will look at all available land and allocate that which is most suitable.

510. Dorset Wildlife Trust and the RSPB both commented on the challenges of securing appropriate heathland mitigation here. These comments echo those of Natural England.
511. Only one of the non-statutory groups and organisations who responded to this issue expressed disagreement. This was from the chair of the Northmoor allotments, whose supporting comments questioned how it can be justified to build on existing allotments, which have a 37-year history and a broad range of members. The chair also cites the important leisure and health role the site provides and that relocating it would be a disaster for the community.
512. It is understandable that the chair raised this issue. Whilst the Council understands the importance of the facility to its users, it would be difficult for the Council to resist development here just on the basis of the issues raised. This is because planning policy (Policy GI of the Purbeck Local Plan Part 1) does allow for the development of such facilities, provided they can be replaced with an equivalent or improvement. As the developer has promised that this can be provided, it would be difficult to sustain an objection.

Action: should the Council decide to allocate this land for development, it will make certain that any replacement allotments comply with the requirements of Policy GI of the Purbeck Local Plan Part 1.

### **Town and parish councils**

513. The town and parish councils who agreed with the full development of this site included Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council and Lytchett Minster and Upton Town Council. Supporting comments were that it is an option with less visual intrusion and best access to road, rail, school and other services.
514. The town and parish councils who agreed with the partial development of this site included Wareham St Martin Parish Council, Wareham Town Council and West Lulworth Parish Council. Supporting comments from West Lulworth Parish Council were that the site borders current urban areas and that other options require the loss of farmland and green belt. In fact, the site is designated green belt, but the Council's green belt review concludes that its release would not cause any harm in green belt terms. Wareham St Martin Parish Council specifically comment on the loss of the allotments, echoing the comments from the chair of the Northmoor allotments. For details on this, and the Council's response, see 'non-statutory groups and organisations' above.
515. Lytchett Matravers Parish Council stated that it would prefer development to be spread out amongst settlements, rather than concentrated in a few areas. This is certainly not one that the Council would rule out at this stage, as there is land across Purbeck that is available for development. It is an option that has been raised by several parties, which the Council will investigate (see report for issue 3). Lytchett Matravers Parish Council also feels that the Council should allocate land where there are employment opportunities in order to minimise travel. Ideally, the Council will try to allocate housing

where employment, facilities and services are in order to reduce the need to travel, but this is not always possible because of environmental constraints. The Council will endeavour to link new homes with employment opportunities and could make some sites mixed use in order to reduce out-commuting.

### **Agents, landowners and developers**

516. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

517. 65 individuals and 15 anonymous respondents agreed to the full development of this site. 74 individuals and 26 anonymous respondents agreed to its partial development. Reasons in support included the sustainability credentials of North Wareham, for example the train station, proximity of jobs and services. There was also a fairly common view that the district needs development and that North Wareham should accommodate some of it.

518. However, there were 52 individuals and 15 anonymous respondents who disagreed with this option, some holding views that were completely the opposite. The main issues raised by the individual and anonymous respondents are highlighted below.

### **Highways**

519. Several respondents raised concerns relating to traffic congestion, particularly in respect of added pressure on the A351. Several comments stated that that this needs to be sorted before any development is allowed.

520. The Council is aware of the existing pressures on the A351 and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts for this road. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

521. It would not be possible to instigate the necessary mitigation before the Council allows any development, as the Council will require the development to pay for it.

Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

### **Infrastructure**

522. There were several concerns about the lack of existing infrastructure in this area, e.g. shops, jobs, community hall, GPs, schools and water treatment units.

523. The Council acknowledges the legitimate concerns that the consultation did not take into account infrastructure. But the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of

detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Green belt

524. Some respondents were concerned over the sensitivity of the green belt, with others objecting to the principle of developing in the green belt.
525. It is important to note that the Council is not necessarily saying that the green belt here should be developed, but the Council's green belt review does conclude that this particular area of land could be released without harm to the function and purposes of the green belt, should the Council decide to allocate it for development.
526. Green belt is a constraint to development that could lead to the Council planning for fewer homes, unless it decides to allocate green belt sites. This is something for the Council to consider.

Action: produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.

#### Loss of allotments

527. Several allotment holders echoed the concerns raised by Wareham St Martin Parish Council and the chair of the allotment association.
528. As planning policy (Policy GI of the Purbeck Local Plan Part 1) does allow for the development of such facilities, provided they can be replaced with an equivalent or improvement, it would be difficult to sustain an objection on grounds of loss of allotments when the developer will be able to provide replacements. The policy requirements are strict, and the Council would require any replacements to be an equivalent or an improvement.

Action: should the Council decide to allocate this land for development, it will make certain that any replacement allotments comply with the requirements of Policy GI of the Purbeck Local Plan Part 1.

#### Nature conservation

529. There were several concerns about the proximity of the site to protected heaths and protected species.
530. The Council will have to make sure that the allocation of any site for development complies with the Habitats Regulations. This will be done through close liaison with Natural England and the independent production of a Habitats Regulations Assessment.

Action: continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.

### Postcode analysis

531. Chart 33 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

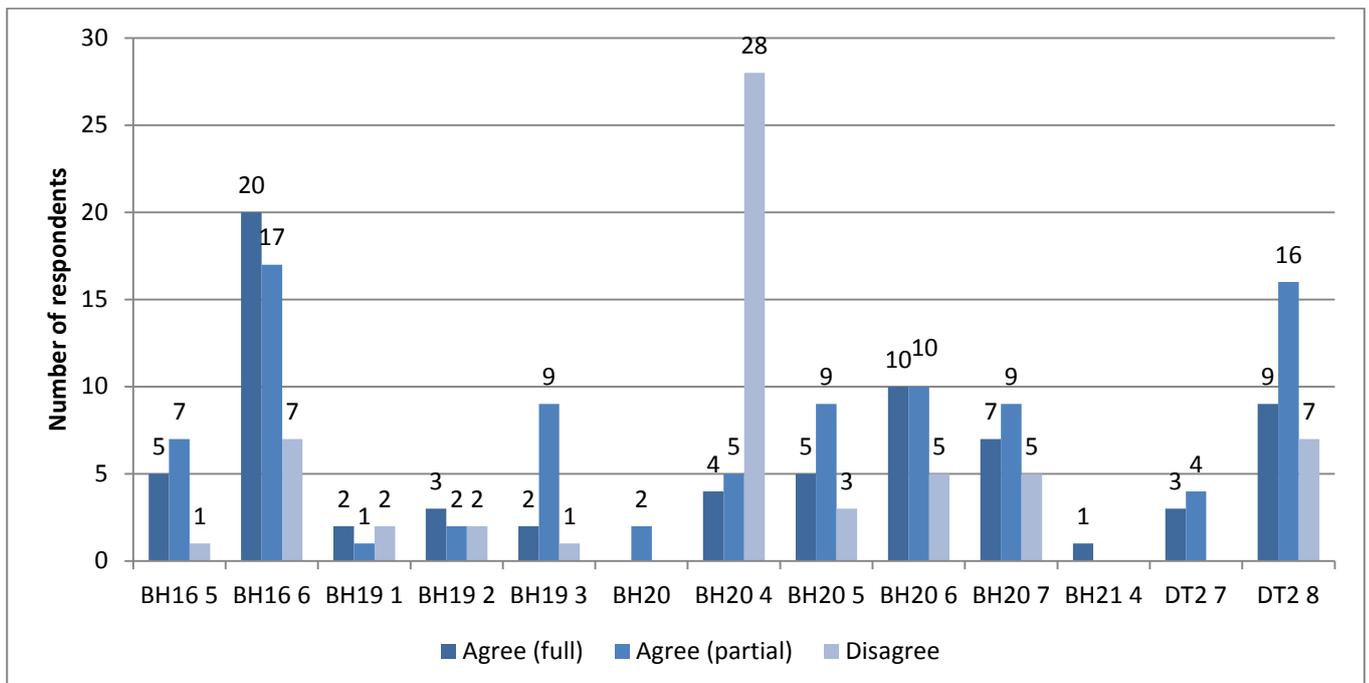


Chart 33: Postcode analysis for option 4a

532. The results show that the BH20 4 (Wareham) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often 'vote' against sites that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Lytchett Minster, Langton Matravers, Wool and Moreton.

## Conclusion

533. Generally, there is more support than disagreement for the full or partial development of this site. However, there are some issues that require immediate attention, for example transport assessment work; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without these, the Council will not be in a position to take the site forward in the plan making process because of lack of certainty that the site is deliverable.

534. In addition, the site would have to address several other issues highlighted in detail above, such as assessing the potential for mineral development on this site; and providing replacement allotments.

535. The majority of support appears to be for the partial development of the site. The Council will take this into account, and balance this view against two key factors: constraints, for example in terms of landscape harm and infrastructure capacity; and whether or not its partial development would prejudice the Council's ability to meet its objectively assessed development needs. The Council will be able to come to a view on this as the plan progresses.

## Summary of actions for option 4a

536. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Should the site overcome concerns raised by the statutory consultees, investigate the landscape impact of developing this site and how they could be mitigated.
- The Council will consider appropriate density / layout, should the site be taken forward.

## Partial Review Issues and Options Consultation Report – June 2015

- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.
- Should the Council decide to take the site forward, it will expect developers to undertake further investigations and establish the flooding implications of the site.
- Ensure that viability testing proves development would be viable and could provide appropriate services / facilities.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Take into account the Defence Estate's estate development plan when it is published.
- Should the Council decide to allocate this land for development, it will make certain that any replacement allotments comply with the requirements of Policy GI of the Purbeck Local Plan Part 1.
- Should the Council decide to allocate this land for development, ensure that development would not adversely impact on tourism.
- Should the Council decide to allocate this land for development, it will make sure that development would not lead to a net loss of recreation and sports facilities as a result of developing part of the golf course, in line with Policy GI of the Purbeck Local Plan Part 1.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application takes account of protected trees and that there will be no adverse impacts to protected species.
- Notify the developers of Natural England's concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.
- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- Should the Council decide to allocate this land for development, ensure the protection of the setting and enhancement of the condition and access of Seven Barrows.

- The Council will also ensure the developer is aware of the requirement for an archaeological assessment and evaluation alongside their planning application.
- Progress with the SHLAA.
- Consider DCC’s library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways’ requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Take into account the EA’s comments in the site selection process.
- Take into account the EA’s comments in the site selection process.

### Summary of responses to option 4b (consider new development to the west of Wareham)

537. 263 respondents stated whether they agreed or disagreed with option 4b. Of these quantitative responses, 58 agreed in full; 72 agreed for partial development; and, by a small majority, 133 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 34 below.

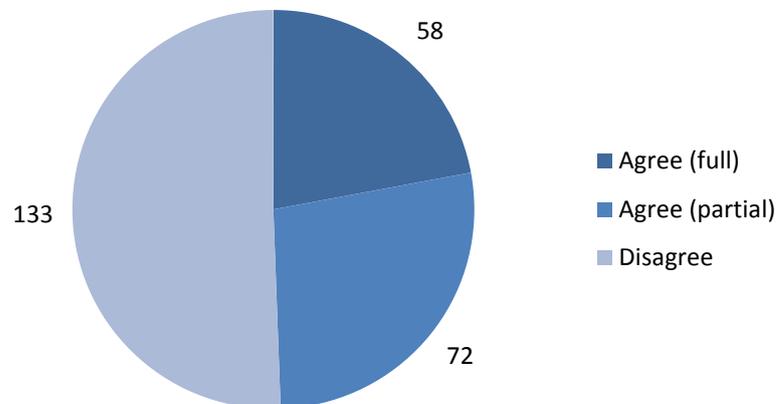


Chart 34: Total number of responses

538. Chart 35 below shows the split of respondents.

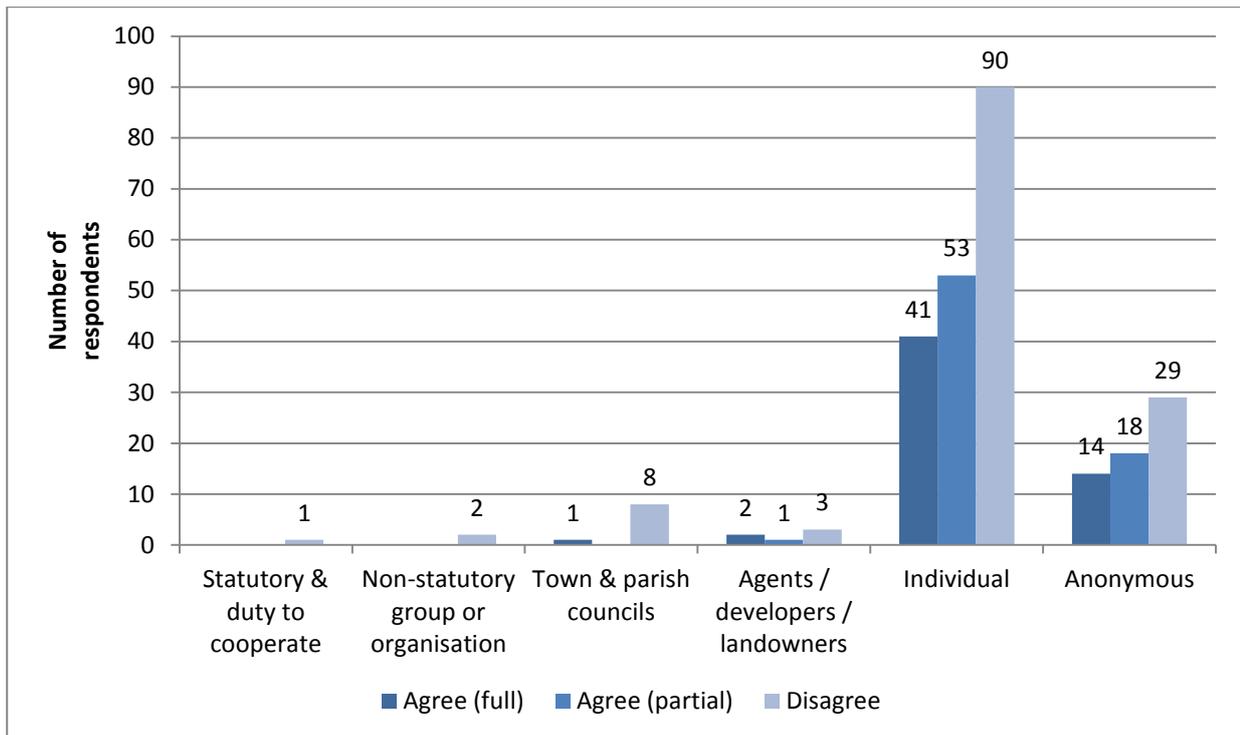


Chart 35: Responses to option 4b

## Summary of issues raised to option 4b and officer response

### Statutory and/or duty to cooperate bodies

539. The Council received one specific disagreement to this option from the statutory consultees or the duty to cooperate bodies. Others provided comments on this option.

#### Dorset County Council (DCC)

540. The minerals team has drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

541. Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

542. With regard to education, DCC provides details (see appendix 10.3) of this report) of the level of contribution it would expect per house and that, depending on the level of development required locally, the Purbeck School might need expanding or a new school might be required.

543. Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

544. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in

the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

545. DCC Archaeology advise that a planning application would need to be accompanied by an archaeological assessment and evaluation.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

546. DCC Highways raises some concerns about the site. It says that it could be problematic in transport terms and its impact on Purbeck's transport network (particularly the A351) will need careful assessment with appropriate mitigation measures identified. DCC Highways goes on to identify areas that would require attention (see appendix 10.4).

547. DCC Highways' comments are a concern because they specifically state that developing this site could be 'problematic in transport terms'. It would not be appropriate to rule out this site at this stage without the 'careful assessment' DCC Highways request, so the developer will need to provide it with the necessary further information before the Council can draw any definitive conclusions on the transport implications of this site. Therefore, the Council will recommend to the developer that they liaise with DCC Highways to establish exactly what information is required to make the development acceptable in transport terms.

Action: refer DCC's requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

Dorset AONB Team

548. The Dorset AONB Team has disagreed with this option and has raised significant issues with this site. They refer to paragraph 116 of the National Planning Policy Framework (NPPF), which emphasises that major development in the AONB should be refused, except in exceptional circumstances. This site would constitute major development and, to meet the NPPF's tests, would need to demonstrate exceptional circumstances in terms of the benefits of the proposed location, as compared with alternative sites.

549. The AONB Team concludes that, given alternative options to meet housing needs without producing comparable levels of harm to Dorset AONB, this site is unacceptable in planning terms. They go on to state that the site would not provide a logical or sustainable extension to Wareham.

550. The team also raises concerns over the impacts of highways, as such infrastructure can have substantial impacts on the AONB. They believe that this option could add significantly to traffic flows and congestion, as these would be on or would feed onto the A351.

551. Whilst the Council acknowledges these significant concerns, it would not be appropriate to rule the site out at this stage. This is because Natural England has also raised concerns about the impact on the AONB, but they have requested further information. Although they do not state in their comments what this information would constitute, the fact that they have not ruled the site out on AONB grounds means that they believe there could be potential for the site to mitigate its impacts. Therefore, the Council will recommend to the developer that it contacts Natural England to find out what additional information is required and the Council will also refer this information to the AONB team. If the Council is not satisfied by the time it produces the preferred options stage of the Partial Review, it will rule out this site.

552. Action: recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations and what information is required to draw conclusions on the site's impact on the AONB.

#### Natural England (NE)

553. NE states that it agrees with the conclusions of the Council's Habitats Regulations Assessment (HRA) that this is a particularly sensitive location relative to European and internationally designated heathlands. As a result, effective avoidance and mitigation measures are very difficult to achieve.

554. NE comments that they agree with the assessment of the likely effectiveness of the SANG in the HRA, which casts doubts as to whether or not one could work here. It concludes that there is much uncertainty about the ability of this site to avoid a significant adverse effect on the designated sites.

555. In addition to these concerns, NE also raises fears about effects on the AONB. These fears appear to mirror those of the Dorset AONB Team's.

556. NE's comments conclude by saying that further information is required if this option is to be taken forward.

557. Overall, NE casts serious doubts that the impacts of the development could be mitigated and without sufficient mitigation, it would fall foul of the Habitats Regulations. This could be a fundamental problem because it is imperative that the Council is certain, when it allocates land for development, that the development will not adversely affect European sites. The Council also has to be certain that the development would not cause any unnecessary harm to the AONB.

558. On the basis of NE's wording, it would be difficult to conclude definitively at this stage that the Council should rule out this site without further information. If the Council is not satisfied about the impacts, it will rule out the site.

Action: recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations and what information is required to draw conclusions on the site's impact on the AONB. If the issues are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Historic England

559. This consultee does not raise any particular issues associated with this site.

#### Highways Agency (HA)

560. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

561. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

562. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: Take into account the EA's comments in the site selection process. Notify the developer of the EA's concerns regarding not identifying public open space or SANGs where land behind sea defences will need to be managed for the internationally important habitats of Poole Harbour.

#### **Non-statutory groups and organisations**

563. Of the five non-statutory groups and organisations who responded to this issue, two disagreed to this option. These were the Wareham Burial Joint Committee and Wareham Town Trust, who raised several objections.

564. The first was on grounds of an inaccuracy with the map. The Council has confirmed that the map was labelled indicative and that it would not allocate land that is not being promoted for development.

565. Objections were raised regarding the sensitivity of the AONB. This has also been raised by the Dorset AONB Team and Natural England, the latter of whom requires further information to draw a firm conclusion in this regard. The development of green belt was also raised, citing the sensitivity of this site and that green belt should not be developed. National planning policy does not necessarily preclude the development of green belt. However, the Council's green belt review does conclude that the northern part of this site is a particularly sensitive part of the green belt.

566. Concerns were raised over the setting of Wareham. Whilst the town's historic core and conservation area are some distance from this site, it is nevertheless a prominent location at the gateway to the town and is therefore sensitive in this respect.
567. A significant issue that was also raised by many individuals, Dorset County Council Highways and the Dorset AONB team is the logicity of the site, as crossing the bypass would be significant in landscape and townscape terms. The Council agrees that this is a particular issue, as the bypass is a current and strong boundary to the western edge of the town and going beyond it could have implications for sprawl and a real difficulty in connecting the site to the rest of the town.
568. There were objections to surrounding the cemetery with development because it is a peaceful and tranquil environment. It might be difficult to sustain an objection on these grounds because cemeteries are very common urban features (e.g. at Conniger Lane in Wareham), which can still be peaceful and tranquil when surrounded by development. There is potential for development to be appropriately landscaped and designed in a way that respects such environments.
569. A further objection was on grounds of highways impacts and a general lack of infrastructure. The Council is aware of the existing pressures on the A351 and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts for this road. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes. Having regard to infrastructure, this was not something the consultation was able to take into account. This is because the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

570. Additional comments came from the RSPB and Dorset Wildlife Trust, both of whom have concerns over the proximity of the heath and the difficulty of mitigating impacts. These significant concerns echo Natural England's. The developer will need to resolve them before the Council can be minded to allocate the site.

Action: recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations.

### **Town and parish councils**

571. Only Corfe Castle Parish Council agreed to the full development of this site. Eight disagreed, including Arne Parish Council, Church Knowle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council, Lytchett Minster & Upton Town Council, Wareham St Martin Parish Council, Wareham Town Council and West Lulworth Parish Council. Objections are discussed below.

#### Map error

572. The map appeared to cross town council land at the Hill View Cemetery. This is owing to a small error on an indicative map, where a line clipped the edge of adjacent land. This is not a problem, as the Council will not allocate any land that is not being promoted for development.

Action: ensure that any future maps that include this site continue to be labelled indicative and cover only land that is being promoted for development.

#### AONB and landscape sensitivity

573. Several town and parish councils note the sensitivity of the part of this site that falls within the AONB. These concerns echo those of Natural England and the Dorset AONB Team (see responses to statutory consultees above), and the Council will require the developers to provide additional information so that a more detailed assessment can be made of the impact on the AONB.

574. Related concerns are that development here would result in sprawl because it would go beyond the current barrier of the bypass and have no connectivity to Wareham. It would also spoil the gateway to Purbeck and impact on the setting of Wareham. These issues were also raised by the non-statutory groups and organisations and are discussed above.

#### Green belt

575. The northern part of the site is located in the green belt. There were several objections on grounds of the principle of developing green belt; and the sensitivity of this particular site. These were also raised by the non-statutory groups and organisations and are discussed above. It is worth noting, though, that the landowner has written to the Council to refute Arne Parish Council's objections in green belt terms. The landowner believes that it is incorrect that the green belt covering this site is sensitive and that it is only green belt in order to compensate for the release of green belt opposite the Purbeck School through the Purbeck Local Plan Part 1 (PLP1). This is not the case, as the Council saw that the green belt was previously not aligned to a logical 'landline' and realigned it to the road, a more recognisable feature. The planning inspector who examined the PLP1 confirmed that this was a sound decision and it is now adopted. The realignment of the green belt in this location was nothing to do with compensating the loss of green belt elsewhere.

#### Flooding

576. There were objections on grounds of flooding in the area. The Council is aware that there is an area of flood zone to the south of the site and that this could affect the usability of the SANG. Further investigation will be required by the developer to establish the flooding implications of the site. It is also worth noting that, for a development of this size, a flood risk assessment will be required to accompany a planning application. This should set out the risks and the mitigation measures.

#### Proximity to the cemetery

577. This issue was also raised by the non-statutory groups and organisations and is discussed above.

## Highways impacts and impacts on infrastructure

578. A commonly cited concern is the potential impact on the A351 and the impacts on local infrastructure (such as medical, emergency and educational services). These were also raised by the non-statutory groups and organisations and are discussed above.

## Arne parish and its neighbourhood plan

579. Some objections were raised on the basis that development would not be within Wareham parish and would be within Arne, a rural parish.

580. This would not be a reason to preclude development, as provided the development conforms to planning policy, it is not relevant if development in one parish abuts another.

581. There is a concern that the Strategic Housing Land Availability Assessment (SHLAA) identifies more sites in the vicinity than are being consulted on at the moment and figures of 3,300 homes have been quoted by Arne Parish Council. The landowner has written to the District Council to clarify that the majority of the promoted land would be a SANG and the actual total potential would be less than a third of that stated. It is important to note, however, that the Council is currently updating its SHLAA and a detailed, district-wide assessment of all sites has not been carried out. This could lead to some sites being removed from the SHLAA. It is also important to bear in mind that just because a site is included in the SHLAA, this does not mean that it will definitely be developed, particularly if there are more sites than the Council requires to meet development needs.

582. Arne Parish Council draws to the Council's attention that it is underway with a neighbourhood plan, which has strong support for small pockets of up to 40 smaller and affordable units, not necessarily at Worgret, and the parish council sees no indication of any housing need assessment for anything larger. It is important to note that the housing needs survey to which the parish refers looks at affordable housing only, but the District Council is required to plan for both affordable and market housing. The Council's draft objectively assessed housing need figure is presented in the draft Strategic Housing Market Assessment (SHMA). Whilst the Council appreciates the parish's position and its request to the Council to resist any pressures for housing development beyond the level of 'reasoned estimate of local need', the Council is bound by national policy and guidance. This requires the Council to meet all objectively assessed development needs in full (subject to constraints) and this includes market housing.

583. Therefore, an argument against meeting a district-wide housing target on the basis of a parish affordable housing needs survey would not be reasonable and a planning inspector would be unlikely to find the Partial Review sound. Furthermore, if the Council were to ignore this site on the basis of the parish-wide affordable housing needs survey, other parishes may argue the same and the Council would be unable to plan for the required level of growth.

## Agents, landowners and developers

584. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

## Individuals and anonymous

585. 41 individuals and 14 anonymous respondents supported the full development of this site. 53 individuals and 18 anonymous respondents supported the partial development of this site. Reasons in support include, for example, the proximity of jobs, services and transport links. There was also a fairly common view that the district needs development and that Wareham should accommodate some of it.
586. However, there were 90 individuals and 29 anonymous respondents who disagreed with this option, some holding views that were completely the opposite. The main issues raised by the individual and anonymous respondents are highlighted below.

### Flood risk

587. Several respondents have said that the site is within the flood zone.
588. The Council is aware that there is an area of flood zone to the south of the site and that this could affect the usability of the SANG. Further investigation will be required by the developer to establish the flooding implications of the site. It is also worth noting that, for a development of this size, a flood risk assessment would be required to accompany a planning application. This should set out the risks and the mitigation measures.

### Highways

589. Several respondents raised concerns relating to traffic congestion, particularly in respect of added pressure on the A351. Several comments stated that that this needs to be sorted before any development is allowed.
590. The Council is aware of the existing pressures on the A351 and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts for this road. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.
591. It would not be possible to instigate the necessary mitigation before the Council allows any development, as the Council will require the development to pay for it.

Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

### Infrastructure

592. There were several concerns about the lack of existing infrastructure in this area, e.g. schools, drainage, doctors, jobs and retail.
593. The Council acknowledges the legitimate concerns that the consultation did not take into account infrastructure. But the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that

development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Green belt

594. Some respondents were concerned over the sensitivity of the green belt, with others objecting to the principle of developing in the green belt.

595. It is worth noting that the southern part of the site (the majority) is not within the green belt. National policy does not necessarily preclude releasing green belt land for development. However, in this instance, the Council's green belt review concludes that this is a sensitive site.

#### AONB and building beyond the bypass

596. Several respondents raised concerns about the sensitivity of the landscape and its setting, as well as the issue of building beyond the bypass. This is a concern shared by Dorset County Council Highways and the Dorset AONB team. The Council agrees that this is a particular issue, as the bypass is a current and strong boundary to the western edge of the town and going beyond it could have implications for sprawl and a real difficulty in connecting the site to the rest of the town. Natural England has requested further information as to the impact of the site on the AONB.

Action: should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application demonstrates the development will be able to integrate well with Wareham.

Action: recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations and what information is required to draw conclusions on the site's impact on the AONB.

#### Nature conservation

597. There were several concerns about the proximity of the site to protected heaths and the effectiveness of the proposed SANG.

598. Natural England (NE), the RSPB and Dorset Wildlife Trust have raised similar concerns about this site. The Council will have to make sure that the allocation of any site for development complies with the Habitats Regulations. This will be done through close liaison with NE and the independent production of a Habitats Regulations Assessment.

Action: continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.

Action: recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations.

## Postcode analysis

599. Chart 36 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

Chart 36 postcode analysis for option 4b

| Key to chart   |  |
|--|--|
| BH16 5 (Upton)   |  |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |  |
| BH19 1 (Swanage)   |  |
| BH19 2 (Swanage)   |  |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |  |
| BH20 (most of Purbeck)                                       |  |
| BH20 4 (Wareham)   |  |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |  |
| BH20 6 (Bovington and Wool)                                  |  |
| BH20 7 (Bere Regis and Sandford)                             |  |
| BH21 4 (far north east of district)                          |  |
| DT2 7 (Briantspuddle)  |  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |  |

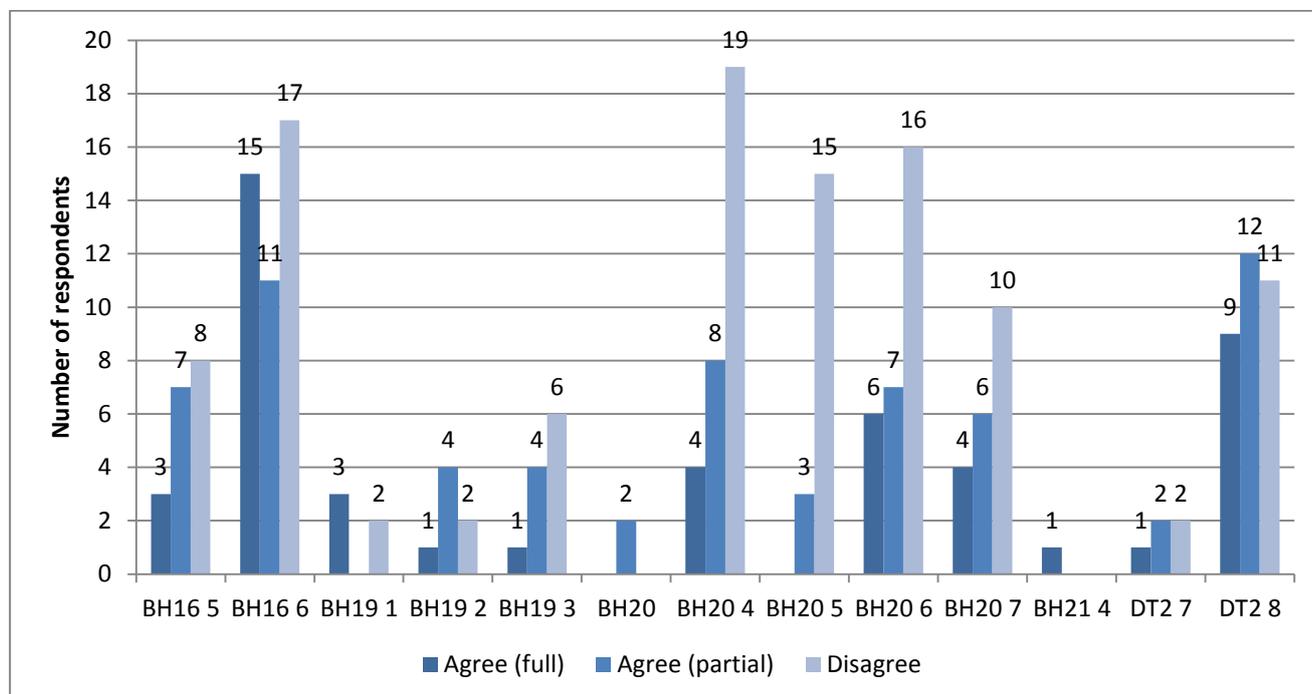


Chart 36: Postcode analysis for option 4b

600. Disagreement seems to be fairly spread across the district, but the results show that the BH20 4 (Wareham) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often 'vote' against sites

that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Lytchett Minster and Moreton.

## Conclusion

601. There are slightly more objections to developing this site than support for its full or partial development. Responses have raised some significant issues that could make the site very difficult to deliver. For example, there are serious and unresolved concerns raised by statutory consultees in terms of the potential landscape impact and ability to comply with the Habitats Regulations. Unless these are resolved, the Council will not be in a position to be confident that the site is deliverable.
602. In addition, the site has other issues to address, such as assessing the potential for mineral development.
603. Despite these strong indications that the site may not be deliverable, it would not be appropriate for the Council to rule the site out at this stage. Once the Council and the statutory consultees who raised relevant concerns are in receipt of the necessary additional information, the Council will be able to draw a firm conclusion.

## Summary of actions for option 4b

604. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.
- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
  - Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
  - Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
  - Recommend to the developer that they liaise with NE to establish exactly what information is required to comply with the Habitats Regulations and what information is required to draw conclusions on the site's impact on the AONB. If the issues are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
  - Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
  - Ensure that any future maps that include this site continue to be labelled indicative and cover only land that is being promoted for development.

## Partial Review Issues and Options Consultation Report – June 2015

- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application demonstrates the development will be able to integrate well with Wareham.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Should the Council decide to allocate this land for development, ensure that development would not adversely impact on tourism.
- Continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Take into account the Defence Estate's estate development plan when it is published.
- Should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.
- Refer DCC's requirements to the developer.
- Should the Council decide to allocate this land for development, ensure the developer is aware of the requirement for an archaeological assessment and evaluation alongside their planning application.
- Progress with the SHLAA.
- Consider DCC's library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Take into account the HA's comments in the site selection process.
- Take into account the EA's comments in the site selection process. Notify the developer of the EA's concerns regarding not identifying public open space or SANGs where land behind sea defences will need to be managed for the internationally important habitats of Poole Harbour.

**Option 4c: consider new development to the south-east of Sandford**

605. 258 respondents stated whether they agreed or disagreed with option 4c. Of these quantitative responses, 69 agreed in full; 99 agreed for partial development; and 90 disagreed. 27 respondents preferred to not specify agreement or disagreement and just write comments. This is illustrated in chart 37 below.

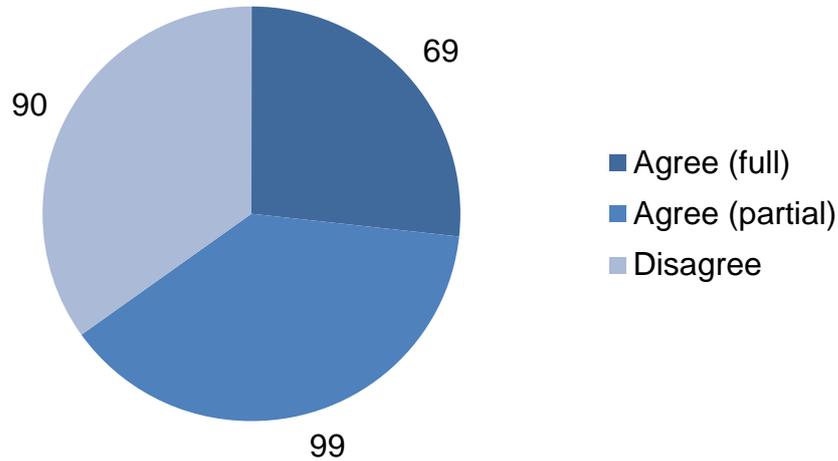


Chart 37: Total number of responses

606. Chart 38 below shows the split of respondents.

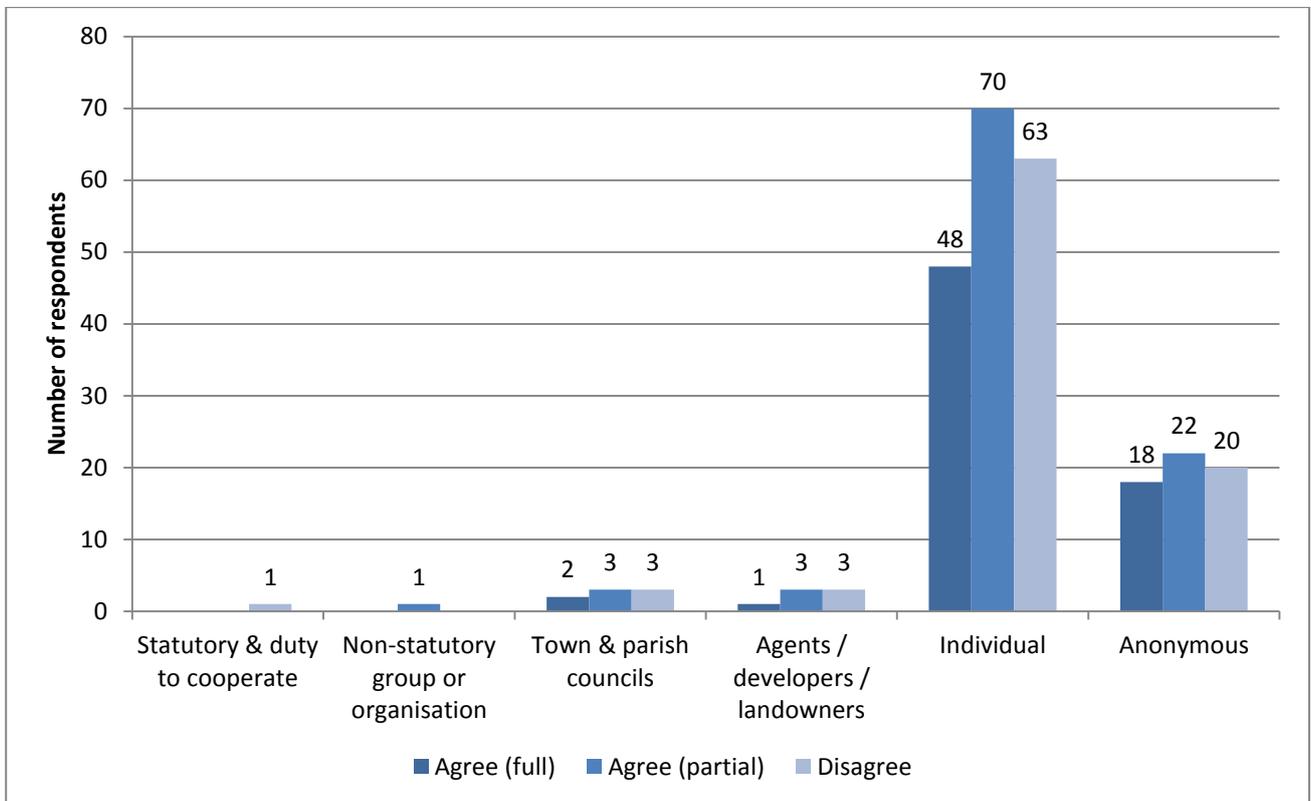


Chart 38: Number of responses to option 4c

## Summary of issues raised to option 4c and officer response

### Statutory and/or duty to cooperate bodies

607. The Council received one specific disagreement to this option from Natural England, details of which are below. Other statutory consultees or duty to cooperate bodies provided comments.

Dorset County Council (DCC)

608. The minerals team has drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

609. With regard to education, DCC provides details (see appendix 10.4 of this report) of the level of contribution it would expect per house. It also advises that the existing primary school would struggle to cope with the pupil numbers generated by a development of 275 homes. There is sufficient space to expand the school, but a development contribution would be required. Access and parking would need to be considered. This development would also add additional pressure to Lytchett Minster School and expansion there would also be required both in buildings and overall site.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

610. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required. They also commented that there is no library in the Sandford area, so new development would mean pressure on the mobile library service and the nearest library.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

611. DCC Archaeology advises that a planning application would need to be accompanied by an archaeological assessment and evaluation, which in this case will need to consider the nearby Seven Barrows.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

612. DCC Highways raises some concerns about the site. It says that it could be problematic in transport terms and its impact on Purbeck's transport network (particularly the A351)

will need careful assessment with appropriate mitigation measures identified. Specifically, DCC identifies the following would be required:

#### A351 impact concerns

- 613. Improved walking and cycling links needed from proposed site to A351 and Sandford facilities
- 614. Improved walking and cycling links needed from proposed site to Holton Heath Industrial Estate using Rights of Way network.
- 615. DCC Highways' comments are a concern because it specifically states that developing this site could be 'problematic in transport terms'. It would not be appropriate to rule out this site at this stage without the 'careful assessment' DCC Highways request, so the developer will need to provide them with the necessary further information before the Council can draw any definitive conclusions on the transport implications of this site. Therefore, should the Council be minded to allocate this land for development, the Council will recommend to the developer that they liaise with DCC Highways to establish exactly what information is required to make the development acceptable in transport terms.

Action: refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Natural England (NE)

- 616. NE states that it is very concerned about the location of this proposal and its reliance on avoidance and mitigation measures within 400m of designated heathlands. It then adds that the proposal 'would compromise existing arrangements securing management of the designated sites.' Therefore, NE's advice is that this option should not be taken forward, since it is most unlikely that a housing proposal in this location could avoid an adverse effect on European sites.
- 617. In light of NE's comments, there are serious doubts that the impacts of the development could be mitigated and without sufficient mitigation, it would fall foul of the Habitats Regulations. This is a fundamental problem because it is imperative that the Council is certain, when it allocates land for development, that the development will not adversely affect European sites.

Action: notify the developers of Natural England's concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Historic England

- 618. This consultee does not raise any particular issues associated with this site.

#### Highways Agency (HA)

- 619. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time.

Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

620. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

621. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: take into account the EA's comments in the site selection process.

#### **Non-statutory groups and organisations**

622. Of the five non-statutory groups and organisations who responded to this issue, only Wareham Town Trust agreed to the partial development of the site. They commented that developing this site would be contrary to green belt policy, but would agree to its development 'only if the objectively assessed housing needs figures suggest that development would be needed at Wareham and Sandford, in addition to new unconstrained greenfield allocations at Swanage, Wool and Moreton Station.'

623. A Strategic Housing Market Assessment (SHMA) provides a figure for objectively assessed housing needs. It does not say where that development should go, as that is a council's responsibility. It is also a council's responsibility to plan for development according to land availability and its deliverability, which must take account of local constraints. Therefore, the Council will look at all available land and allocate that which is most suitable.

624. Dorset Wildlife Trust raised concerns that the area of potential development impinges on Sandford SNCI and would object to the proposals as currently shown. There are also concerns regarding the proximity of the 400m heathland buffer zone. The RSPB raises 'grave' concerns about the site, given the proximity of designated sites and the challenges of securing appropriate heathland mitigation here. These comments echo those of Natural England, who recommend the site should not be taken forward on this basis.

#### **Town and parish councils**

625. The town and parish councils who agreed to the full development of the site were Wareham Town Council and Kimmeridge Parish Meeting. Wareham St Martin Parish

Council, Corfe Castle Parish Council and West Lulworth Parish Council agreed to its partial development.

626. Lytchett Minster and Upton Town Council, Church Knowle Parish Council and Lytchett Matravers Parish Council disagreed with the option. Comments related to traffic congestion.

### **Agents, landowners and developers**

627. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

628. 48 individuals and 18 anonymous respondents agreed to the full development of this site, while 70 individuals and 22 anonymous respondents agreeing to its partial development. Reasons for support included the short distance to facilities, services and jobs in Wareham and Poole.
629. 63 individuals and 20 anonymous respondents disagreed with this option. The main issues raised are highlighted below.

#### Highways

630. Several respondents raised concerns relating to traffic congestion, particularly in respect of added pressure on the A351. Several comments stated that that this needs to be sorted before any development is allowed, for example through building a Sandford bypass.
631. The Council is aware of the existing pressures on the A351 and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts for this road. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.
632. It would not be possible to instigate the necessary mitigation before the Council allows any development, as the Council will require the development to pay for it. A Sandford bypass would not be deliverable, owing to financial constraints and lack of compliance with the Habitats Regulations.

Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

#### Infrastructure

633. There were several concerns about the lack of existing infrastructure in this area, e.g. schools, doctors, pharmacy, jobs and post office.

634. The Council acknowledges the legitimate concerns that the consultation did not take into account infrastructure. But the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Green belt

635. Some respondents were concerned over the sensitivity of the green belt, with others objecting to the principle of developing in the green belt.

636. National policy does not necessarily preclude releasing green belt land for development. However, in this instance, the Council's green belt review concludes that this is a sensitive site.

#### SANG quality

637. There were concerns raised about the quality and effectiveness of the proposed SANG and impacts on European sites. This view is shared by Natural England, the Dorset Wildlife Trust and the RSPB.

### Postcode analysis

Chart 39 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

Chart 39: postcode analysis for option 4c

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

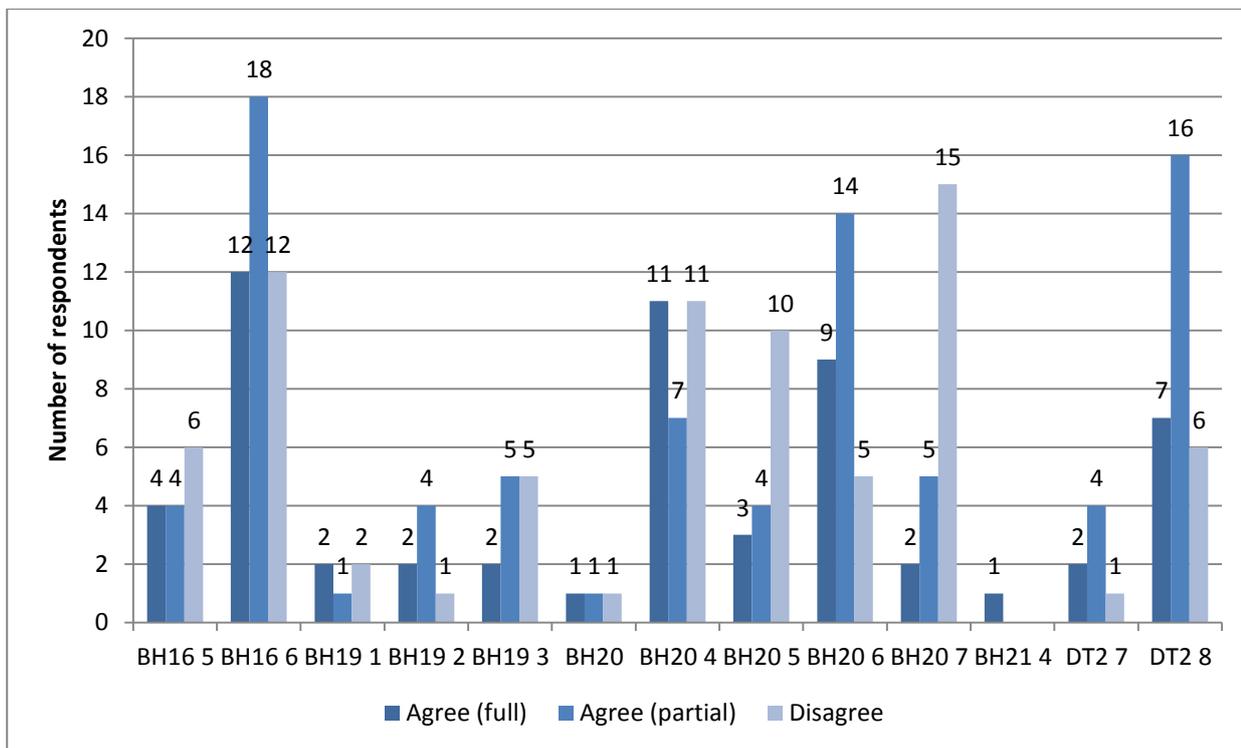


Chart 39: Postcode analysis for option 4c

638. The results show that, of those who provided postcodes, the BH20 7 (Bere Regis and Sandford) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often ‘vote’ against sites that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Lytchett Minster, Wareham, Wool and Moreton.

## Conclusion

639. This site has attracted varying levels of support and objection for different reasons, but the objections are significant. Natural England’s concern about the ability of the site to comply with the Habitats Regulations is a serious one. If a site would fail to mitigate its impacts, the Council would not have a sound plan. Therefore, the Council will investigate NE’s concerns and if the Council is not satisfied regarding the impacts on European protected sites, it will not take this site forward.

## Summary of actions for question 4b

640. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Notify the developers of Natural England’s concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

## Partial Review Issues and Options Consultation Report – June 2015

- Should the Council decide to allocate this land for development, ensure that any masterplan / planning application links the site to Wareham train station.
- Investigate the potential for mixed use development, should the Council be minded to allocate this land.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Should the Council decide to allocate this land for development, it will liaise with DCC Highways to make sure access and safety are addressed.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Take into account the Defence Estate's estate development plan when it is published.
- Should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.
- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- Consider DCC's library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Take into account the HA's comments in the site selection process.
- Progress with the SHLAA.
- Take into account the EA's comments in the site selection process.

**Option 4d: consider new development around Lytchett Minster**

641. 268 respondents stated whether they agreed or disagreed with option 4d. Of these quantitative responses, 57 agreed in full; 108 agreed for partial development; and 103 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 40 below.

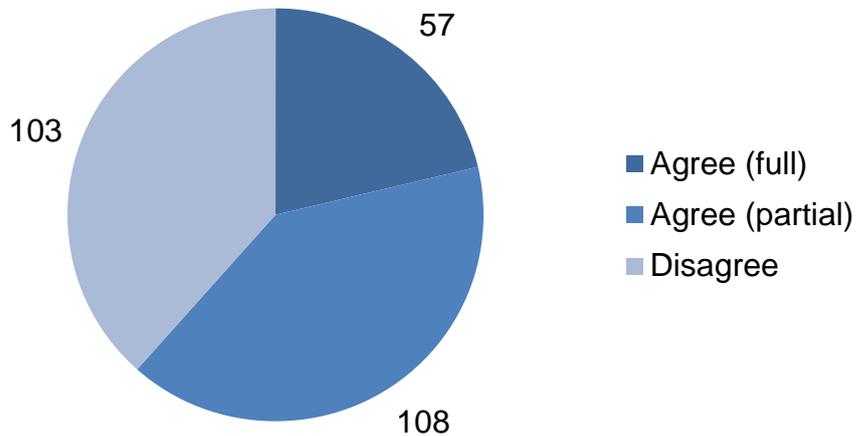


Chart 40: Total number of responses

642. Chart 41 below shows the split of respondents

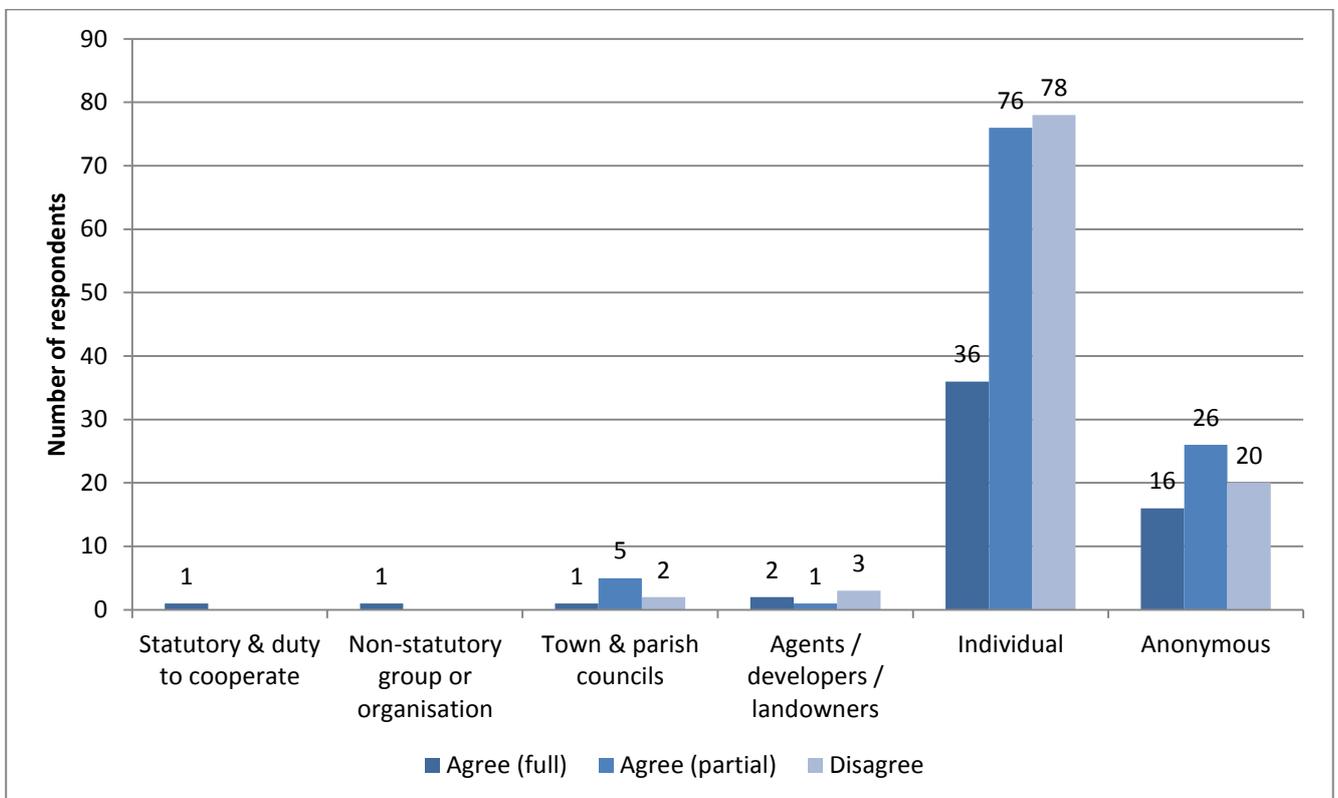


Chart 41: Responses to option 4d

## Summary of issues raised to option 4d and officer response

### Statutory and/or duty to cooperate bodies

643. The Council received one specific agreement to this option from Borough of Poole, details of which are below. Other statutory consultees or duty to cooperate bodies provided comments.

Dorset County Council (DCC)

644. The minerals team has drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

645. With regard to education, DCC provides details (see appendix 10.4 of this report) of the level of contribution it would expect per house. It also advises that a development of 500 houses would create the need for additional school spaces, possibly by provision of a new primary school. 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. The site identified to the east of the school has planning permission for provision of a playing field, on land rented for a short period from the local estate. However, this is not likely to be progressed at present due to its location. DCC went on to say that land to the north-east of the school site would be the ideal location for playing fields, which would be essential if pupil numbers were to rise. This site would lend itself to playing fields near the school and housing nearer to the highway.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

646. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required. It also commented that there is no library in the Lytchett Minster area, so new development would mean pressure on the mobile library service and the nearest libraries.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

647. DCC Archaeology advises that a planning application would need to be accompanied by an archaeological assessment and evaluation.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

648. DCC Highways is fairly supportive of the site, on the basis that residents could access the facilities and services of the conurbation without encouraging increased use of the A351 at peak times. Furthermore, there is also a greater likelihood of being able to encourage people to use alternatives to the car (bus, bicycle) due to the shorter distances involved. It goes on to comment that mixed use development in this location would need to be accompanied by significant improvements to pedestrian, cycle and public transport links including to and through Upton, Hamworthy and Poole town centre. Development in this area would benefit from being planned comprehensively through a masterplan / development brief process. A Transport Assessment will be required and the South East Dorset Transport Model can be used to give a strategic assessment of traffic impacts in the area.

649. DCC Highways list likely areas that would require attention (see appendix 10.4

Action: refer DCC Highways' requirements to the developer. If the Transport Assessment issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Borough of Poole (BoP)

650. BoP Transportation Services would support development in this location because it believes a mixed use development could transform the village into a sustainable urban extension to the conurbation with good transport links and relatively short travel distances. BoP would be interested to explore the opportunity to secure some of the housing in this location to meet Poole's housing needs, as supported by the 'duty to cooperate.'

651. The Council notes BoP's comments. Regarding meeting Poole's unmet housing needs, the Council will engage with BoP through the DtC, particularly as the two councils are in the same housing market area. However, the Council's ability to meet Poole's unmet needs will depend on the Council's ability to meet its own needs first.

Action: continue liaison with BoP under the duty to cooperate and actively seek to meet objectively assessed housing needs across the housing market area.

#### Dorset AONB Team

652. The Team raises concerns that this option could add significantly to traffic flows and congestion, as it would feed onto the A351.

653. The Council will need to ensure that the level of traffic would be acceptable both in terms of highways impacts and the AONB. This can be addressed once the Council has refined its options and knows how much development there will be and where it will go.

Action: should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.

#### Natural England (NE)

654. NE states that the plan as presented would encompass a range of very different options in terms of SANG provision and without more detail it is difficult to comment further at this stage. Further examination of both an appropriate scale of development and potential avoidance and mitigation measures is needed.

655. Action: should the Council decide to allocate this land for development, continue close liaison with Natural England and continue with the Habitats Regulations Assessment to make sure any adverse effects can be mitigated, for example through the identification of an appropriate SANG.

Action: recommend that the developer contacts Natural England to discuss the necessary detail required.

#### Historic England

656. This consultee says that this extensive proposal is likely to have a significant impact on a number of designated heritage assets. Before the principle can be agreed, HE would strongly recommend a robust and independent historic environment assessment is undertaken employing the Setting Assessment guidance (EH 2011).

Action: notify the developers of Historic England's requirements for a robust and independent historic environment assessment.

#### Highways Agency (HA)

657. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

658. The EA says that it is important that development does not compromise coastal change management, particularly where there are existing raised defences that in the future may be managed differently. It may be that the land behind these defences will need to be managed for internationally important habitats at Poole Harbour, so it may not be appropriate to identify it as public open space or SANGs. This is particularly relevant around Lytchett Minster.

659. Once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

660. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district, especially Lytchett Minster. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy

identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

661. Finally, the EA notes that there is already a need for improvements to the local drainage system around Lytchett Minster. The developers should liaise with the Council's engineer to discuss this and how it links to future coastal change management.

Action: take into account the EA's comments in the site selection process. Notify the developer of the EA's concerns regarding not identifying public open space or SANGs where land behind sea defences will need to be managed for the internationally important habitats of Poole Harbour. Refer the EA's advice to the developer to contact the Council's engineer regarding improvements to Lytchett Minster's local drainage system.

### **Non-statutory groups and organisations**

662. Of the three non-statutory groups and organisations who responded to this option, just the Plan for Upton and Lytchett Minster (PULM) agreed to the full development of the site. Comments were mindful of the need for infrastructure; and community cohesion, with a fear that development could create a town of two halves, separated by the bypass if there is not a new bridge built. There were also calls for a proportion of affordable housing dedicated to local use; and a strong boundary to denote Lytchett Minster's 'all-time limit'.

663. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

664. The bypass is a significant barrier to Upton, so if the Council was minded to allocate development here, any masterplan and / or planning application would need to ensure that it integrates well with Upton and Lytchett Minster. DCC Highways has not stated that a new bridge would be required. Bridges are notoriously expensive and could affect the viability of a scheme here.

665. A large site such as this would contribute to meeting district-wide affordable housing needs and therefore it would not be possible for the Council to insist that such homes are prioritised for residents of the parish. However, all new affordable homes in Purbeck are prioritised for people with a local connection to Purbeck. The Council will retain nomination rights for affordable housing and not the landowner. However, the landowner would retain control over the market homes.

666. The Council's green belt review raises concerns about the merging effect that developing here could cause. Therefore, should the Council decide to allocate this land for development, it will need to ensure that any masterplan and/or planning application creates a strong edge that retains the separation between Lytchett Minster and Lytchett Matravers.

Action: should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application creates a strong edge that retains the separation between Lytchett Minster and Lytchett Matravers.

667. Dorset Wildlife Trust and the RPSB raise some concerns, particularly given that there is no finalised SANG accompanying the proposal. These concerns reflect those of Natural England, who will reserve judgment until they have received further information on the appropriate scale of development and the potential avoidance and mitigation measures.

Action: recommend that the developer contacts Natural England to discuss the necessary detail required.

### **Town and parish councils**

668. Eight town and parish councils responded to this option. Corfe Castle Parish Council agreed to its full development, while Kimmeridge Parish Meeting, Church Knowle Parish Council, Wareham St Martin Parish Council, Lytchett Minster and Upton Town Council and Wareham Town Council agreed to its partial development. Comments in support included the relatively close proximity to facilities.

669. Church Knowle Parish Council points out the potential for problems because of the nearby heathlands. As Natural England has requested further information in this respect, it is not possible to draw any firm conclusions on this at this stage.

670. West Lulworth Parish Council objects to the development of this site, but provides no supporting comments. Lytchett Matravers Parish Council also objects, stating that the site would be better for employment than housing.

### **Agents, landowners and developers**

671. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

672. 36 individuals and 16 anonymous respondents agreed to the full development of this site, while 76 individuals and 26 anonymous respondents agreed to its partial development. Reasons for support included the good transport and employment prospects, and the proximity of the conurbation.

673. 78 individuals and 20 anonymous respondents disagreed with this option. The main issues raised are highlighted below.

674. Concerns over distance from facilities / lack of existing facilities and services in the village and lack of existing infrastructure, e.g. water services, doctors, parking, jobs, school places.

675. Several respondents commented that there is a lack of facilities, services and other infrastructure at Lytchett Minster.

676. It is true that facilities are quite limited in Lytchett Minster at present and development would rely largely on those at Upton and the conurbation. Therefore, should the Council be minded to allocate land here for development, the Council should investigate the potential for a mix of uses that reduces the need to travel to facilities and services. The Council is also aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development

will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: should the Council decide to allocate this land for development, investigate the potential for a mix of uses.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

677. Highways concerns, e.g. congestion; safety; and development here would be reliant on use of private transport.

678. DCC Highways has stated that a transport assessment would be required to assess potential impacts. Therefore, it is too early at this stage to draw firm conclusions about the highways impacts of development here.

Action: notify the developer of DCC Highways' comments and requirements.

679. Concerns over the sensitivity of the green belt / objections to developing in the green belt / merging with Upton and Lytchett Matravers.

680. Many respondents objected to the principle of developing in the green belt, while others noted the particular sensitivity of this site.

681. National policy does not necessarily preclude releasing green belt land for development. However, in this instance, the Council's green belt review concludes that this is a sensitive site.

682. The Council acknowledges these legitimate concerns, but the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail.

Action: produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.

Concerns over flooding.

683. The Council is aware of areas of the site that are either within the flood zone or have drainage issues. The available map shows the flood zone today and does not include any climate change additions or freeboard allowance, which might affect the southern part of the site. Further investigation will be required by the developer to establish the flooding implications of the site. It is also worth noting that, for a development of this size, a flood risk assessment would be required to accompany a planning application. This should set out the risks and the mitigation measures.

684. Worries about loss of local identity for Lytchett Minster, Lytchett Matravers and Upton, which would lose their identities and become part of the Poole conurbation.

685. Many respondents are concerned about the potential loss of identity that development could cause for the area.

686. The Council will always try to ensure that any new development integrates with its surroundings. With good masterplanning, each settlement could retain its sense of identity.

Action: should the Council decide to allocate this land for development, it will ensure that any masterplan / planning application includes linkages between the new development and existing facilities, to allow new and existing residents to integrate, whilst retaining each settlement's sense of identity.

### Postcode analysis

687. Chart 42 below provides an analysis of the postcodes of individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

Chart 42 postcode analysis for option 4d

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

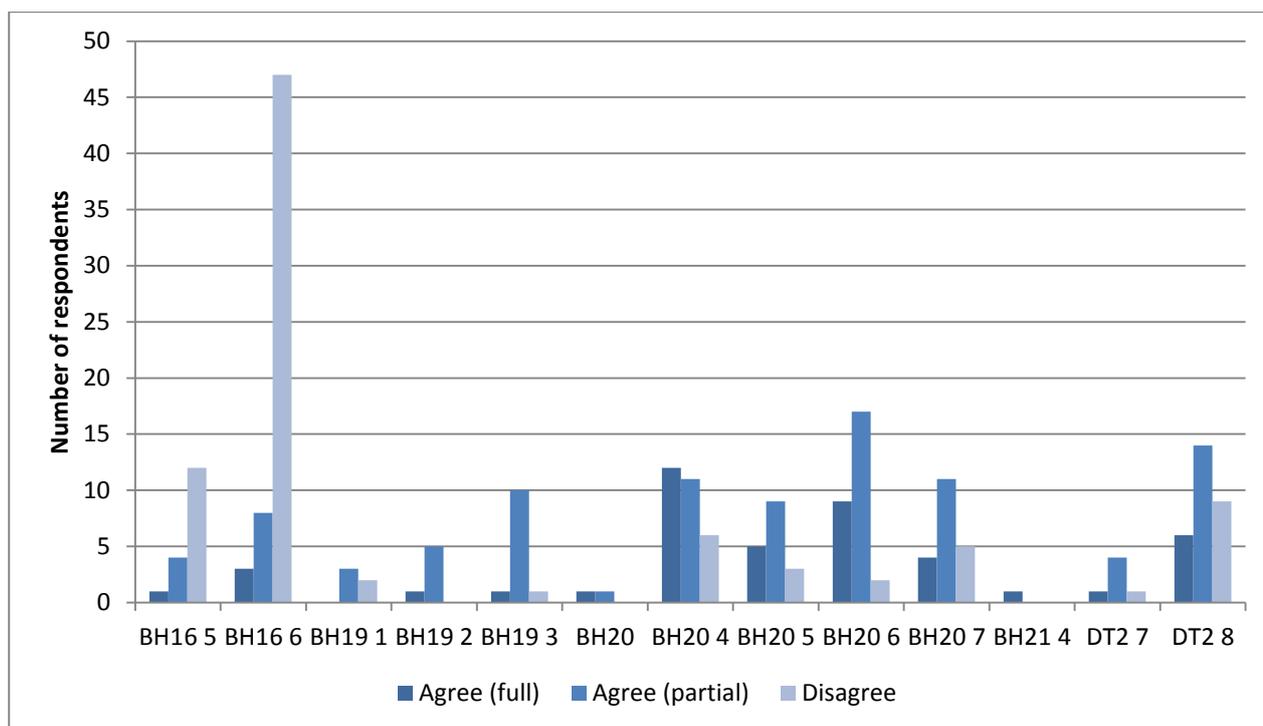


Chart 42: Postcode analysis for option 4d

688. The results show that, of those who provided postcodes, the BH16 6 (Lytchett Matravers and Lytchett Minster) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often 'vote' against sites that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Wareham and Wool.

689. Conclusion Generally, there is more support than disagreement for the full or partial development of this site. However, there are some issues that require immediate attention, for example transport assessment work; the merits of releasing sites from the green belt; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without such information, the Council will not be in a position to take the site forward in the plan making process because of lack of certainty that the site is deliverable.

690. In addition, the site would have to address several other issues highlighted in detail above, such as assessing the potential for mineral development on this site; and ensuring that the development would integrate well, while respecting the identity of Upton, Lytchett Matravers and Lytchett Minster.

691. The majority of support appears to be for the partial development of the site. The Council will take this into account, and balance this view against two key factors: constraints, for example in terms of landscape harm and infrastructure capacity; and whether or not its partial development would prejudice the Council's ability to meet its objectively assessed development needs. The Council will be able to come to a view on this as the plan progresses.

## Summary of actions for option 4d

692. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Should the Council decide to allocate this land for development, investigate the potential for a mix of uses.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Should the Council decide to allocate this land for development, ensure that any adverse landscape impacts can be mitigated satisfactorily.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Should the Council decide to allocate this land for development, make sure that the impacts of development are mitigated to an acceptable level to ensure that development would not adversely impact on tourism.
- Should the Council decide to allocate this land for development, ensure that any masterplan and / or planning application integrates development into the village and retains a sense of identity. This will include addressing potential adverse impacts on the conservation area.
- Should the Council decide to allocate this land for development, make sure any masterplan and / or planning application satisfactorily addresses its landscape impacts.
- Notify the developer of DCC Highways' comments and requirements.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.
- Consider updating the Council's settlement strategy.
- Should the Council decide to allocate this land for development, it will ensure that any masterplan / planning application includes linkages between the new development and existing facilities, to allow new and existing residents to integrate, whilst retaining each settlement's sense of identity.

- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application creates a strong edge that retains the separation between Lytchett Minster and Lytchett Matravers.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Continue liaison with BoP under the duty to cooperate and actively seek to meet objectively assessed housing needs across the housing market area.
- Should the Council decide to allocate this land for development, continue close liaison with Natural England and continue with the Habitats Regulations Assessment to make sure any adverse effects can be mitigated, for example through the identification of an appropriate SANG.
- Recommend that the developer contacts Natural England to discuss the necessary detail required.
- Should the Council decide to allocate this land for development, it will be mindful of the AONB Team's concerns over traffic flows and congestion and will ensure that any impacts can be mitigated.
- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- Consider DCC's library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways' requirements to the developer. If the Transport Assessment issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Take into account the HA's comments in the site selection process.
- Take into account the EA's comments in the site selection process. Notify the developer of the EA's concerns regarding not identifying public open space or SANGs where land behind sea defences will need to be managed for the internationally important habitats of Poole Harbour. Refer the EA's advice to the developer to contact the Council's engineer regarding improvements to Lytchett Minster's local drainage system.
- Progress with the SHLAA.
- Notify the developers of Historic England's requirements for a robust and independent historic environment assessment.

**Option 4e: consider new development around Moreton Station (including Redbridge Pit)**

693. 267 respondents stated whether they agreed or disagreed with option 4e. Of these quantitative responses, 93 agreed in full; 95 agreed for partial development; and 79 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 43 below.

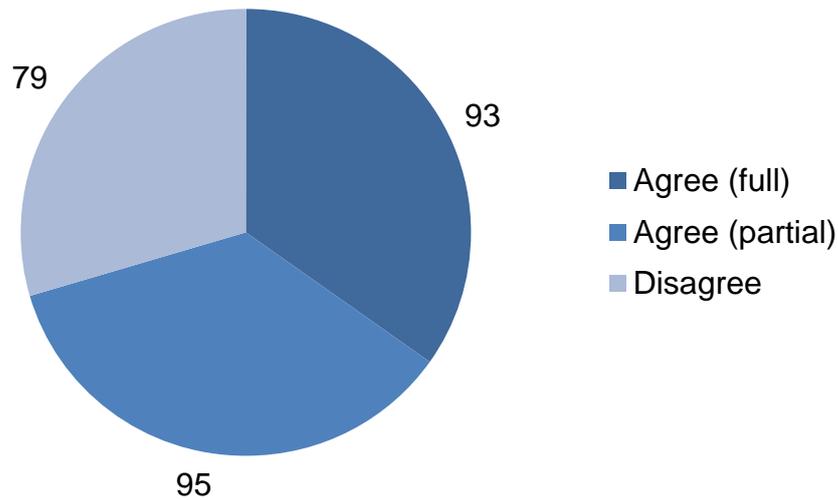


Chart 43: Total number of responses

694. Chart 44 below shows the split of respondents

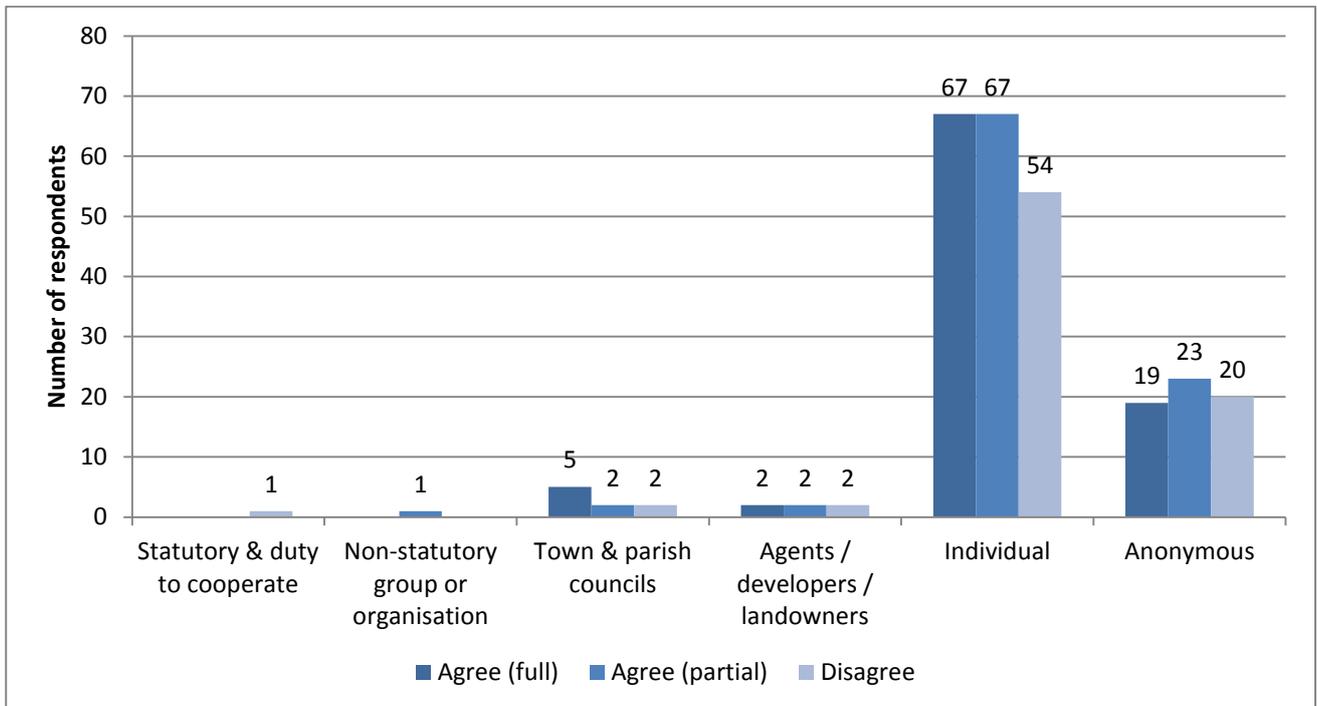


Chart 44: Responses to option 4e

## Summary of issues raised to option 4e and officer response

### Statutory and/or duty to cooperate bodies

695. The Council received one specific disagreement to this option from Crossways Parish Council, details of which are below. Other statutory consultees or duty to cooperate bodies provided comments.

#### Dorset County Council (DCC)

696. The minerals team draws to the Council's attention that there are a number of current operational mineral sites along with potential mineral sites nominated for inclusion in the emerging Bournemouth, Dorset and Poole Mineral Sites Plan located in this area. Specifically, Station Road (AS25), Woodsford Extension (AS19) and Hurst Farm (AS26) sites are in close proximity. The minerals team can supply the Council with further information, as required.

697. Moreton Pit has a current permission for mineral extraction and inert landfill. An extant planning permission allows the restoration of approximately six hectares of land at the western end of the quarry involving the spreading of imported waste soils to achieve a mixture of agricultural, woodland and nature conservation uses. The permission provided for restoration, but this is incomplete. The inert waste recycling facility remains operational.

698. Dorset County Council's Regulatory Committee will soon consider a new application to seek further permission for restoration involving importation of inert waste.

699. These potential development areas are both within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. In accordance with these policies, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

700. With regard to education, DCC provides details (see appendix 10.4 of this report) of the level of contribution it would expect per house. It also advises that there would be a need for additional school places if 200-900 homes were to be built at Moreton Station and/or Redbridge Pit. Younger children currently attend Frome Valley School at Crossways with transfer to the Dorchester pyramid for the older pupils. Development contributions would be needed towards further expansion of Frome Valley – though much of the existing site capacity has been 'reserved' for an existing housing allocation in the West Dorset District Council Local Plan and consideration will have to be given to the allocation of a new school site in Moreton if the higher end numbers are considered.

701. St. Mary's Middle School, Puddletown, is currently at capacity and there are significant access issues to the site. Children from Moreton would be in the catchment for St Mary's, Puddletown, and would have to be bussed. An increase in the number of bussed children will require extensive road network developments to allow the school to expand while

also needing school building work as well. The road works are not factored into the per house contributions detailed in appendix 10.4 of this report.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: if the Council is minded to take the site forward, discuss with DCC as to whether constraints to access at St Mary's Middle School could be overcome.

702. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

703. DCC Archaeology advises that a planning application may not need to be accompanied by an archaeological assessment and evaluation because of the recent quarrying.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

704. DCC Highways is fairly supportive of the site, mainly because of the presence of the train station. It states that development in this area would need to be planned comprehensively through a masterplan process in conjunction with West Dorset District Council's proposals for development around Crossways. Moreton and Crossways need to become more self contained and sustainable and therefore development should be mixed use to provide a better balance of homes, work, and facilities.

705. DCC Highways states that, at this early stage, it has no objections in principle to mixed use development subject to significant improvements to pedestrian, cycle and public transport links including to Crossways facilities, Moreton station and Dorchester town centre. A Transport Assessment will be required to assess the traffic impact of development.

706. It also notes that the Highways Agency may require improvements at Max Gate (A35 Trunk Road, Dorchester) and improvements to links with the West Stafford bypass. They advise that consideration should be given to an extension of the West Stafford bypass south of the railway to avoid Lewell bridge and level crossings of the railway. Level crossings of the railway are of concern to Network Rail.

707. DCC Highways list likely areas that would require attention (see appendix 10.4).

Action: refer DCC Highways' requirements to the developer. If the Transport Assessment issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

West Dorset District Council and Weymouth and Portland Borough Council

708. The councils state that their own work on the West Dorset and Weymouth and Portland Local Plan suggested that there was capacity for significant development in the Crossways area, but consultation and engagement with the parish council and local community indicated strong concerns about the potential scale and pace of development in this area.
709. The councils express a wish to work collaboratively with Purbeck District Council on the consideration of any further development in this area, to ensure that an integrated approach to master planning and infrastructure provision at both the Crossways site in West Dorset and Moreton station is achieved, should Purbeck District Council decide to take this site forward.
710. The councils note that this work should include, amongst other matters, consideration of the most appropriate scale of growth at Moreton Station, possible phasing of development and the most appropriate means of securing a more cohesive and identifiable community centre or hub to serve the needs of both settlements. Consideration will also need to be given to improving access arrangements, both by road and rail, particularly if development in Purbeck is to meet needs arising in the Eastern Dorset Housing Market Area.

Action: continue commitment to on-going dialogue with WDDC/WPBC and undertake masterplanning, if necessary.

#### Natural England (NE)

711. NE says that they are concerned at the easy access (by car) from the development location to Tadnoll Nature Reserve (Winfrith SSSI) and are of the view that additional avoidance measures would be necessary in the vicinity of this access point using land adjacent to the SSSI. NE concludes that it requires further examination of both an appropriate scale of development and potential avoidance and mitigation measures in the light of the HRA, before it can draw conclusions.

Action: notify the developers of Natural England's concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Historic England

712. This consultee does not raise any particular issues associated with this site.

#### Highways Agency (HA)

713. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

714. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it

will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

715. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: take into account the EA's comments in the site selection process.

### **Non-statutory groups and organisations**

716. Of the three non-statutory groups and organisations who responded to this option, only Wareham Town Trust agreed to its partial development. It believes that the site could be expanded to form one larger settlement with Crossways and it would be highly sustainable because of the railway station.
717. Dorset Wildlife Trust raises concerns that over 50% of the area of potential development appears to lie within Redbridge SNCI. It also notes that it is its understanding this area will be restored to the appropriate wildlife habitat when the period of extraction operations is completed. As a result, this proposal would prevent some of that habitat restoration and therefore represent a loss of habitat which has previously been conditioned within the planning system. Redbridge also lies close to Winfrith and Tadnoll DWT reserve, and DWT would be very concerned about any additional recreational pressure on that site from this development option. Further discussions about these proposals are needed as soon as possible, including potential mitigation options.
718. The RSPB does not feel as strongly, commenting that it appears less sensitive in nature conservation terms than other sites, but detailed assessment is needed.
719. These comments point towards a need for further information before DWT and the RSPB can draw firm conclusions. This is in line with Natural England's advice.

Action: contact DCC's Minerals and Waste Team to discuss how the developer should address the issue of the extant restoration plan.

Action: recommend that the developer contacts Natural England to discuss the necessary detail required.

### **Town and parish councils**

720. The town and parish councils who agreed to the full development of the site were Church Knowle Parish Council, Lytchett Matravers Parish Council, Lytchett Minster and Upton Town Council, Kimmeridge Parish Meeting and Corfe Castle Parish Council. Wareham St Martin Parish Council and Wareham Town Council agreed to its partial development. Comments in support related to a lack of visual impact and access to road, rail, school and other services.

721. West Lulworth Parish Council and Moreton Parish Council disagreed to the option. Moreton Parish Council raised particular objections in terms of lack of infrastructure, services and employment. The parish council feels that the amount of housing allocated is disproportionate to Moreton and is far larger than any other village mentioned in the review.
722. Existing and required infrastructure are relevant factors in assessing where to locate new development. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.
723. It is important to be clear that the consultation was not allocating any land; it was merely asking for views on a potential number of homes at this site that has been mooted by a developer. There are further assessments and statutory stages of consultation the Partial Review has to complete before the Council's growth strategy is finalised. It is also important to bear in mind that there is nothing in legislation that requires the Council to take into account the proportion by which a settlement is extended. The key issue is whether or not any adverse planning impacts can be mitigated.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

### **Agents, landowners and developers**

724. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

725. 67 individuals and 19 anonymous respondents agreed to the full development of this site, while 67 individuals and 23 anonymous respondents agreed to its partial development. Reasons for support included the local railway, road access and employment prospects.
726. 54 individuals and 20 anonymous respondents disagreed with this option. The main issues raised are highlighted below.
727. Concerns over distance from facilities / lack of existing facilities and services in the village and lack of existing infrastructure, e.g. doctors, dentists, facilities, water, sewerage, electricity, gas, jobs, schools, buses, shops, leisure facilities, pubs, broadband, petrol station and trains.
728. Several respondents commented that there is a lack of facilities, services and other infrastructure at Moreton.
729. It is true that facilities are quite limited in Moreton at present and development would rely largely on those at Crossways. Therefore, should the Council be minded to allocate land here for development, the Council should investigate the potential for a mix of uses that reduces the need to travel to facilities and services. The Council is also aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate

site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: should the Council decide to allocate this land for development, investigate the potential for a mix of uses.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Highways concerns

730. Many respondents are concerned about the width of the rural roads here and their ability to take more traffic. Several respondents also feel that, despite the presence of the train station, private cars are more attractive than public transport.

731. The Council is aware of the existing pressures on local highways and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts in this respect. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

#### Townscape / landscape impacts

732. Several respondents raised concerns that Moreton is a rural area and its landscape would be transformed by development.

733. Land at Moreton is not covered by a specific landscape designation, such as the AONB. Nevertheless, the Council is aware that development should not have an adverse impact on the landscape. Therefore, should the Council be minded to allocate this land for development, it will ensure that any adverse landscape impacts can be mitigated, for example through an appropriate soft landscaping scheme that creates an appropriate edge between the countryside and the development.

Action: should the Council decide to allocate this land for development, ensure that masterplan and / or planning application satisfactorily mitigates any adverse landscape impacts.

#### Flooding

734. Some residents are worried about flooding and ponding of water.

735. According to records available to the Council, there are no recorded flooding issues here. However, for a development of this size, a flood risk assessment would be required to accompany a planning application. This should set out the risks and the mitigation measures.

736. Development here would meet West Dorset’s housing needs

737. Some respondents felt that development should not take place here because it would meet West Dorset’s housing needs (a different housing market area) and not Purbeck’s. New residents would commute to Weymouth and Dorchester.

738. The Council purposefully requested that the Eastern Dorset Strategic Housing Market Assessment looks at the boundary between Purbeck and West Dorset. For the purposes of administration and defining housing market areas, published guidance advises a ‘best fit’ to administrative boundaries can often be the most pragmatic approach. The Council’s draft SHMA takes into account a range of factors, such as housing costs, house price growth, as well as newly-released information on migration and commuting flows. While the Council accepts that there is an inevitable degree of crossover between adjacent housing market areas, the draft SHMA concludes that the district’s administrative boundary is appropriate.

## Postcode analysis

Chart 45 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

Chart 45: postcode analysis for option 4e

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

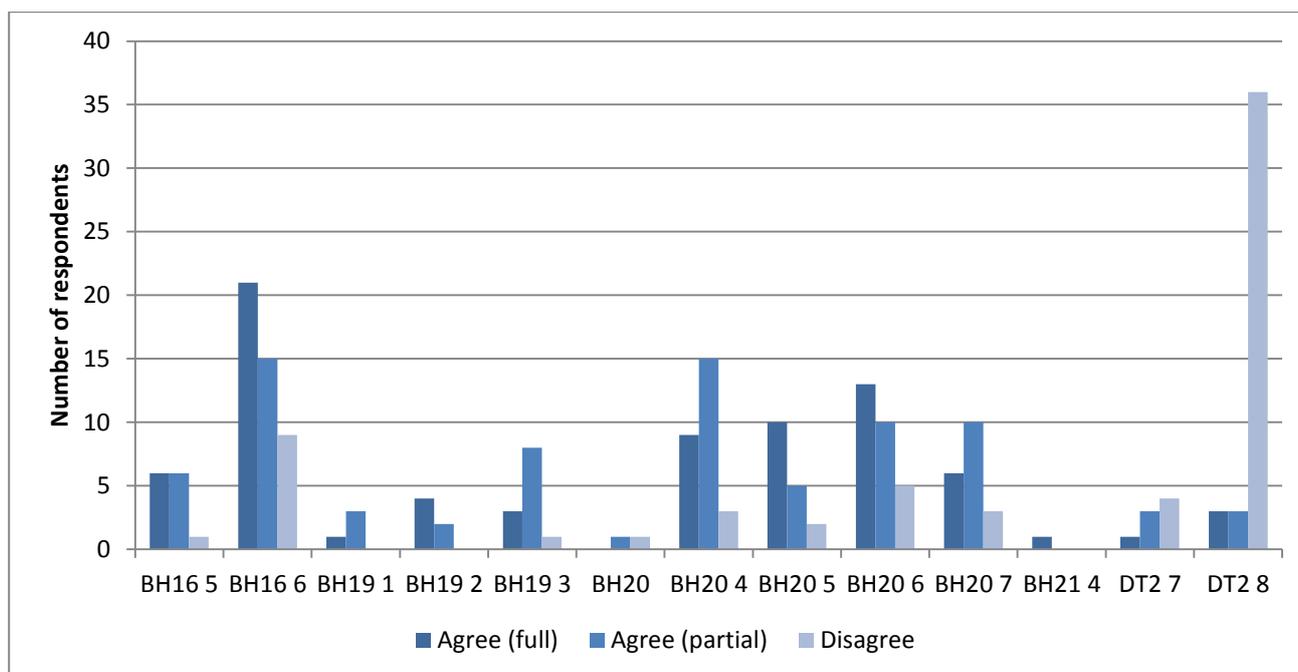


Chart 45: Postcode analysis for option 4e

739. The results show that, of those who provided postcodes, the DT2 8 (Moreton and Winfrith Newburgh) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often 'vote' against sites that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Lytchett Minster, Wareham and Wool.

## Conclusion

740. Generally, there is more support than disagreement for the full or partial development of this site. However, there are some issues that require immediate attention, for example transport assessment work; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without such information, the Council will not be in a position to take the site forward in the plan making process because of lack of certainty that the site is deliverable.

741. In addition, the site would have to address several other issues highlighted in detail above, such as assessing the potential for mineral development on this site; and ensuring that the development would integrate well with Crossways.

742. A small majority of support appears to be for the partial development of the site. The Council will take this into account, and balance this view against two key factors: constraints, for example in terms of landscape harm and infrastructure capacity; and whether or not its partial development would prejudice the Council's ability to meet its objectively assessed development needs. The Council will be able to come to a view on this as the plan progresses.

## Summary of actions for option 4e

743. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local roads. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Should the Council decide to allocate this land for development, ensure that any masterplan / planning application links the site to Moreton train station.
- Should the Council decide to allocate this land for development, ensure that there is an adequate level of parking provision for the train station.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to achieve suitable links with Dorset Green.
- Should the Council decide to allocate this land for development, it will ensure that any masterplan / planning application includes linkages between the new development and existing facilities, to allow new and existing residents to integrate, whilst retaining each settlement's sense of identity.
- Should the Council decide to allocate this land for development, it will ensure that evidence underpins any new employment development and that it is as linked as is practicable to the working age population.
- Should the Council decide to allocate this land for development, it will ensure that any masterplan / planning application includes linkages between the new development and existing facilities, to allow new and existing residents to integrate.
- Make sure that any adverse impacts on existing residents can be mitigated, for example overlooking and overshadowing.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application integrates well with Crossways and Moreton Station.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with Crossways and Moreton Station.

- Should the Council decide to allocate this land for development, ensure that any masterplan and / or planning application addresses potential adverse impacts on the conservation area.
- Should the Council decide to allocate this land for development, ensure that masterplan and / or planning application satisfactorily mitigates any adverse landscape impacts.
- Continue to refine options and come to a view on the appropriate number of new homes (if any) that could be accommodated at this site, taking into account constraints.
- Continue on-going discussions between the developer, Council and Natural England to agree on the extent of the SANG.
- Continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.
- Should the Council decide to allocate this land for development, ensure that any masterplan and / or planning application links the development well to neighbouring facilities.
- Should the Council decide to allocate this land for development, enquire with DCC Highways if a footbridge would be required. Then factor this into any viability testing.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Contact DCC's Minerals and Waste Team to discuss how the developer should address the issue of the extant restoration plan.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Take into account the Defence Estate's estate development plan when it is published.
- Should the Council decide to allocate this land for development, continue close liaison with Natural England and continue with the Habitats Regulations Assessment to make sure any adverse effects can be mitigated.
- Notify the developers of Natural England's concerns. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Continue commitment to on-going dialogue with WDDC/WPBC and masterplanning, if necessary.

## Partial Review Issues and Options Consultation Report – June 2015

- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- If the Council is minded to take the site forward, discuss with DCC as to whether constraints to access at St Mary's Middle School could be overcome.
- Consider DCC's library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways' requirements to the developer. If the Transport Assessment issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Take into account the HA's comments in the site selection process.
- Take into account the EA's comments in the site selection process.
- Progress with the SHLAA.

### Option 4f: consider new development west of Wool

744. 262 respondents stated whether they agreed or disagreed with option 4f. Of these quantitative responses, 90 agreed in full; 102 agreed for partial development; and 70 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 46 below.

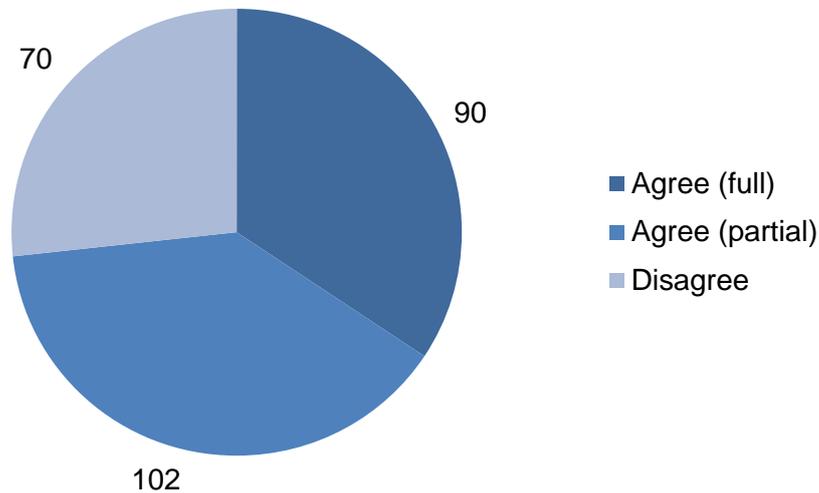


Chart 46: Total number of responses

745. Chart 47 below shows the split of respondents

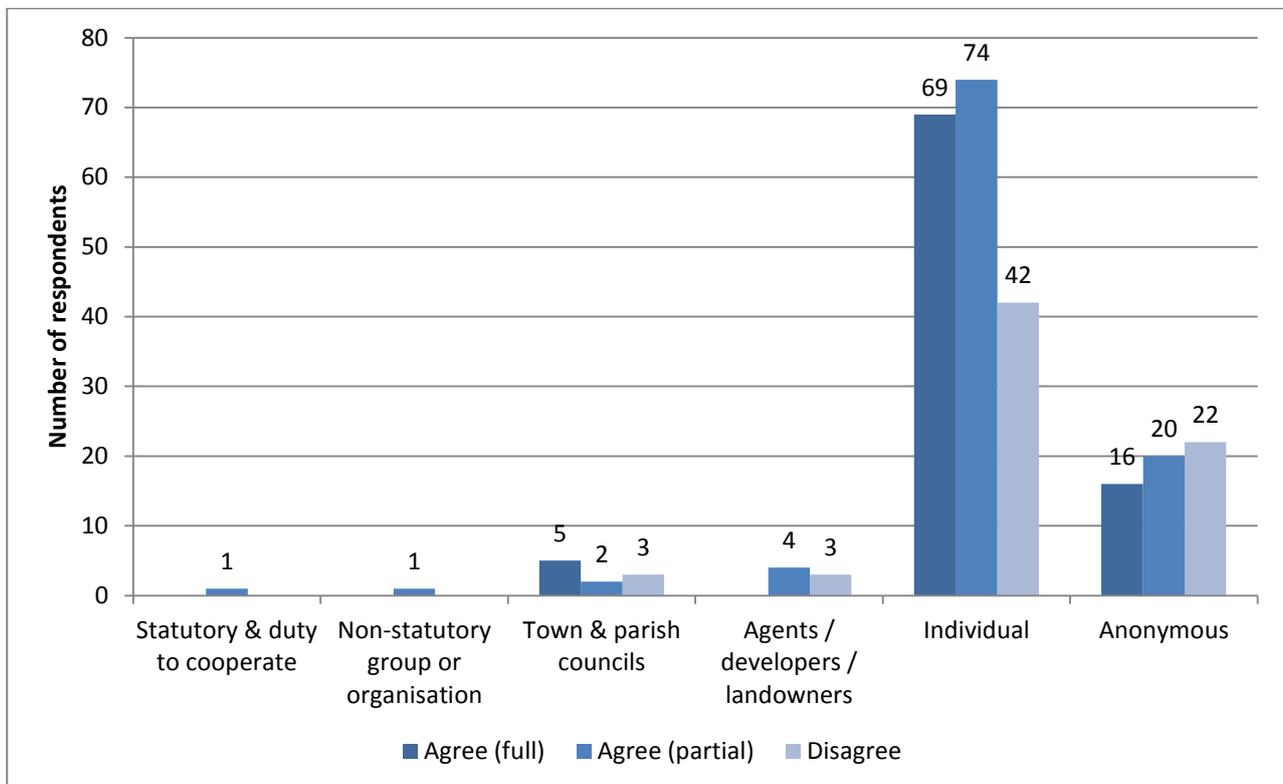


Chart 47: Responses to option 4f

## Summary of issues raised to option 4e and officer response

### Statutory and/or duty to cooperate bodies

746. The Council received one specific partial agreement to this option from the Dorset AONB Team, details of which are below. Other statutory consultees or duty to cooperate bodies provided comments.

Dorset County Council (DCC)

747. The minerals team has drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

748. With regard to education, DCC provides details (see appendix 10.4 of this report) of the level of contribution they would expect per house. It advises that there is currently spare capacity within the Wool schools for some additional primary school pupils, but capacity issues would need to be considered if 1000 new homes were to be built.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

749. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required.

Action: refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

750. DCC Archaeology advise that there could be a definite conflict with Scheduled Monument 1002426 ('Iron Age and Romano-British settlement at Burton Cross, Wool'), with which the largest area of proposed development (the south-central one) overlaps. Archaeological assessment and evaluation would be needed before an informed planning decision can be made, but at this stage DCC Archaeology think, not only that house building would be unacceptable on the Scheduled Monument, but also any that had a significant impact on its setting. The degree of compromise would need to be assessed, and also discussed between the developer and Historic England.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

751. DCC Highways raises some concerns about the site. It says that this site could be problematic in transport terms and its impact on Purbeck's transport network (particularly the Wool level crossing) will need careful assessment with appropriate mitigation measures. DCC Highways goes on to identify areas that would require attention (see

appendix 10.4). The Council will recommend to the developer that they liaise with DCC Highways to establish exactly what information is required to make the development acceptable in transport terms.

Action: refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Dorset AONB Team

752. The Team commented that the sites are located within the setting of the Dorset AONB. The Team considers that there may be potential for some growth to be accommodated without substantial adverse effects occurring across a wide area of Dorset AONB. This is primarily a result of the local landform and the limited availability of views of the sites from within the AONB. It notes that the option contains two detached areas, these being located at the western extent of the plan, which they consider are presently too detached from Wool. A masterplan could address the phasing and connection of existing and new development. Such a plan would need to adopt sufficient mitigation to address the cumulative visual effects of these sites on Dorset AONB.

Action: refer the Dorset AONB Team's comments to the developer and require any masterplan / planning application to address the cumulative visual effects of these sites on the AONB.

#### Natural England (NE)

753. NE comments that this option is a very significant proposal in terms of the scale of development. Having considered in some detail the issues directly affecting the Dorset Heathlands and Poole Harbour European and internationally protected sites, NE still has concerns that this proposal will lead to increased levels of traffic and congestion elsewhere and a pressure for new transport proposals likely to affect protected sites. It recommends that the Council should afford significant weight to this concern in deciding whether to bring the option forward. NE also notes the cautionary wording in the HRA that housing north of the A352 is not well served by the proposed SANG.

Action: recommend that the developer contacts Natural England to discuss how to mitigate the impacts of the increased traffic and congestion; and how the SANG can be more accessible to housing north of the A352. If the issues are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Historic England (HE)

754. HE notes that these sites affect a number of heritage assets including a former Romano/British Settlement and undesignated archaeology of national importance. Without further information, HE cannot agree to development in principle and so strongly recommends a robust and independent historic environment assessment is undertaken employing the Setting Assessment guidance (EH 2011).

Action: notify the developers of Historic England's requirements for a robust and independent historic environment assessment.

#### Highways Agency (HA)

755. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

756. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

757. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: take into account the EA's comments in the site selection process.

#### **Non-statutory groups and organisations**

758. Of the three non-statutory groups and organisations who responded to this option, only Wareham Town Trust agreed to its partial development. It believes that land at Wool would be sustainable because it could help develop Wool into a proper local service centre, as well as link to employment development at Dorset Green.

759. Dorset Wildlife Trust states that there are no direct concerns or issues of significant wildlife conservation importance and the RSPB says that this site appears less sensitive in nature conservation terms, although, in line with NE's comments, require further detailed assessment.

#### **Town and parish councils**

760. The town and parish councils who agreed to the full development of the site were Church Knowle Parish Council, Corfe Castle Parish Council, Lytchett Matravers Parish Council, Lytchett Minster and Upton Town Council and Wool Parish Council.

761. Wool Parish Council supports some development within the village, the size and site would have to be agreed while working with Purbeck District Council to achieve community benefit.

762. Kimmeridge Parish Meeting and Wareham Town Council agreed to the partial development of the site.

763. Wareham St Martin Parish Council, West Lulworth Parish Council and Winfrith Newburgh and East Knighton Parish Council disagreed with this option. Reasons include that the

number of houses would be too many for this area; there are problems with traffic, schools and employment; and loss of farmland.

764. The Council has to make sure that development is acceptable in terms of mitigating its impacts. This is in relation to the number of homes, traffic, schools and employment provision. Regarding loss of farmland, national policy advises the Council to use areas of poorer quality land in preference to that of a higher quality.

### **Agents, landowners and developers**

765. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

766. 69 individuals and 16 anonymous respondents agreed to the full development of this site, while 74 individuals and 20 anonymous respondents agreed to its partial development. Reasons for support included the road and rail connections, as well as the proximity of jobs at Dorset Green.

767. 42 individuals and 22 anonymous respondents disagreed with this option. The main issues raised are highlighted below.

### **Traffic and highway safety**

768. Many respondents raised concerns over impacts of additional traffic and highway safety. This included concerns over additional waiting times at the level crossing. Several argued that a bypass and flyover should be put in before any development is allowed.

769. The Council is aware of the existing pressures on surrounding roads and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

770. A Wool bypass would not be deliverable, owing to funding and environmental constraints. A flyover would likely be extremely costly and there is not enough funding for it. DCC Highways have specifically mentioned the issue of the level crossing and highlighted that it needs further assessment.

771. Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on surrounding highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

Action: contact DCC Highways to establish what information would be required for them to take an informed view on the impacts on the level crossing.

Infrastructure

772. Many respondents are concerned about the lack of existing infrastructure, e.g. shops, doctors, jobs, nursery, schools, shopping facilities, water treatment units, aged sewers, lack of public toilets and buses.

773. The Council acknowledges these legitimate concerns, but the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

#### Separation of Wool and East Burton

774. Several respondents were concerned about a merging effect between Wool and East Burton and that separate identities should be retained.

775. The Council is yet to take a view on this and conclude whether the advantages of meeting objectively assessed housing needs would outweigh any landscape impacts caused by the loss of separation.

Action: should the Council decide to allocate land between Wool and East Burton for development, ensure (through a landscape impact assessment) that there would not be an unacceptable landscape or townscape impact.

#### Tourism

776. Some respondents raised concerns that development could be detrimental to tourism because Wool is the gateway to Lulworth.

777. The main impacts on tourism would be congested roads and landscape impacts. Should the Council be minded to allocate development here, it would make sure that the impacts of development are mitigated to an acceptable level.

Action: should the Council decide to allocate this land for development, make sure that the impacts of development are mitigated to an acceptable level to ensure that development would not adversely impact on tourism.

#### Containment

778. Several respondents were concerned about the degree of containment to the west that would be provided by the development. There were other similar concerns that land near to Dorset Green and south west of the roundabout would extend Wool away from services and transport links.

779. The Dorset AONB Team shares the view that the option contains two areas to the west that are presently too detached from Wool. However, they believe a masterplan could address the phasing and connection of existing and new development.

780. The Council believes it could be possible to provide a landscaping scheme that ensures a strong edge to the settlement. If the level of development requires additional facilities, services, transport links, etc., the Council can require these, subject to viability.

Action: should the Council decide to allocate this land for development, make sure any masterplan and / or planning application integrates it well with the settlement and that an effective landscaping scheme mitigates any adverse impacts. Also ensure that the development provides any necessary additional facilities, services, transport links, etc., subject to viability.

## Postcode analysis

781. Chart 48 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

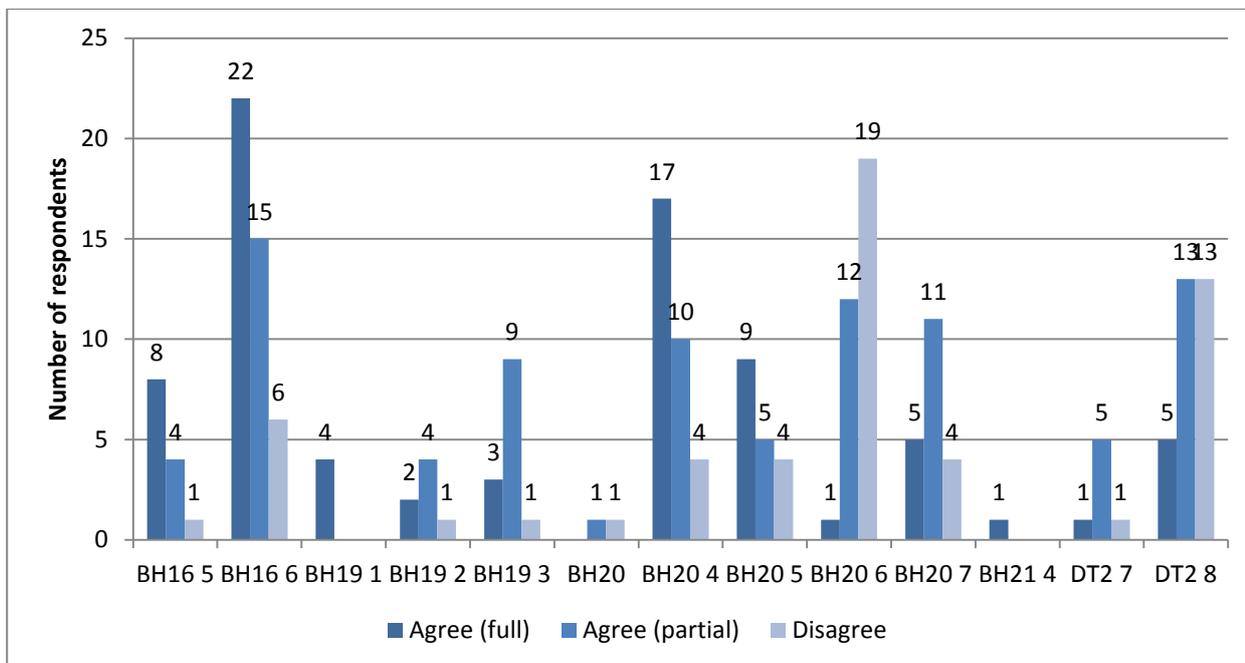


Chart 48: Postcode analysis for option 4f

782. The results show that, of those who provided postcodes, the BH20 6 (Bovington and Wool) group was the source of the largest proportion of objections. This is not surprising in a planning consultation, as respondents will often ‘vote’ against sites that neighbour them. The majority of the support for the site (full or partial development) seems to come from areas where there are other potential large housing sites, for example Lytchett Minster and Wareham.

## Conclusion

783. Generally, there is more support than disagreement for the full or partial development of this site. However, there are some issues that require immediate attention, for example transport assessment work; landscape assessment work; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without such information, the Council will not be in a position to take the site forward in the plan making process because of lack of certainty that the site is deliverable.

784. In addition, the site would have to address several other issues highlighted in detail above, such as assessing the potential for mineral development on this site.

785. The majority of support appears to be for the partial development of the site. The Council will take this into account, and balance this view against two key factors: constraints, for example in terms of landscape harm and infrastructure capacity; and whether or not its partial development would prejudice the Council’s ability to meet its objectively assessed development needs. The Council will be able to come to a view on this as the plan progresses.

## Summary of actions for option 4f

786. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application integrates the development well with adjacent settlements.
- Continue liaising with Natural England; and commission a Habitats Regulations Assessment at every consultation stage of the Partial Review.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on surrounding highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.
- Contact DCC Highways to establish what information would be required for them to take an informed view on the impacts on the level crossing.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Should the Council decide to allocate this land for development, it will ensure that any masterplan / planning application includes linkages between the new development and existing facilities, to allow new and existing residents to integrate.
- Should the Council decide to allocate this land for development, ensure that it encourages sustainable travel that reduces the reliance on private cars and ensure any development provides adequate parking.
- Should the Council decide to allocate this land for development, make sure that the impacts of development are mitigated to an acceptable level to ensure that development would not adversely impact on tourism.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application links development to existing facilities and provides a mix of uses, if appropriate, to reduce out-commuting.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Should the Council decide to allocate this land for development, consider phasing to ensure infrastructure is delivered at the right times.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application links development to employment opportunities.

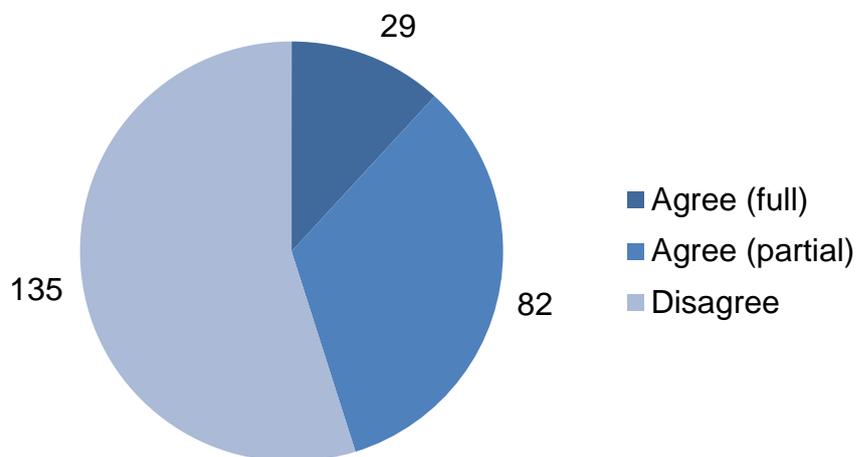
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Should the Council decide to allocate this land for development, consult with the Police Architectural Liaison Officer and take opportunities to design out crime.
- Should the Council decide to allocate this land for development, ensure a masterplan and / or planning application links new development to employment, facilities and services.
- Should the Council decide to allocate land between Wool and East Burton for development, ensure (through a landscape impact assessment) that there would not be an unacceptable landscape or townscape impact.
- Should the Council decide to allocate this land for development, make sure any masterplan and / or planning application integrates it well with the settlement and that an effective landscaping scheme mitigates any adverse impacts. Also ensure that the development provides any necessary additional facilities, services, transport links, etc., subject to viability.
- Should the Council decide to allocate this land for development, make sure any masterplan and / or planning application integrates it well with the settlement and that an effective landscaping scheme mitigates any adverse impacts.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Take into account the Defence Estate's estate development plan when it is published.
- Recommend that the developer contacts Natural England to discuss how to mitigate the impacts of the increased traffic and congestion; and how the SANG can be more accessible to housing north of the A352. If the issues are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Refer the Dorset AONB Team's comments to the developer and require any masterplan / planning application to address the cumulative visual effects of these sites on the AONB.
- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- Consider DCC's library requirements when updating the infrastructure delivery plan.
- Refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

- Progress with the SHLAA.
- Notify the developers of Historic England’s requirements for a robust and independent historic environment assessment.
- Take into account the HA’s comments in the site selection process.
- Take into account the EA’s comments in the site selection process.

### Option 4g: consider new development to the north of Langton Matravers

787. 246 respondents stated whether they agreed or disagreed with option 4g. Of these quantitative responses, 29 agreed in full; 82 agreed for partial development; and 135 disagreed. Several respondents preferred to not specify agreement or disagreement and just write comments. The total number of responses is illustrated in chart 49 below.

Chart 49: Total number of responses



788. Chart 50 below shows the split of respondents

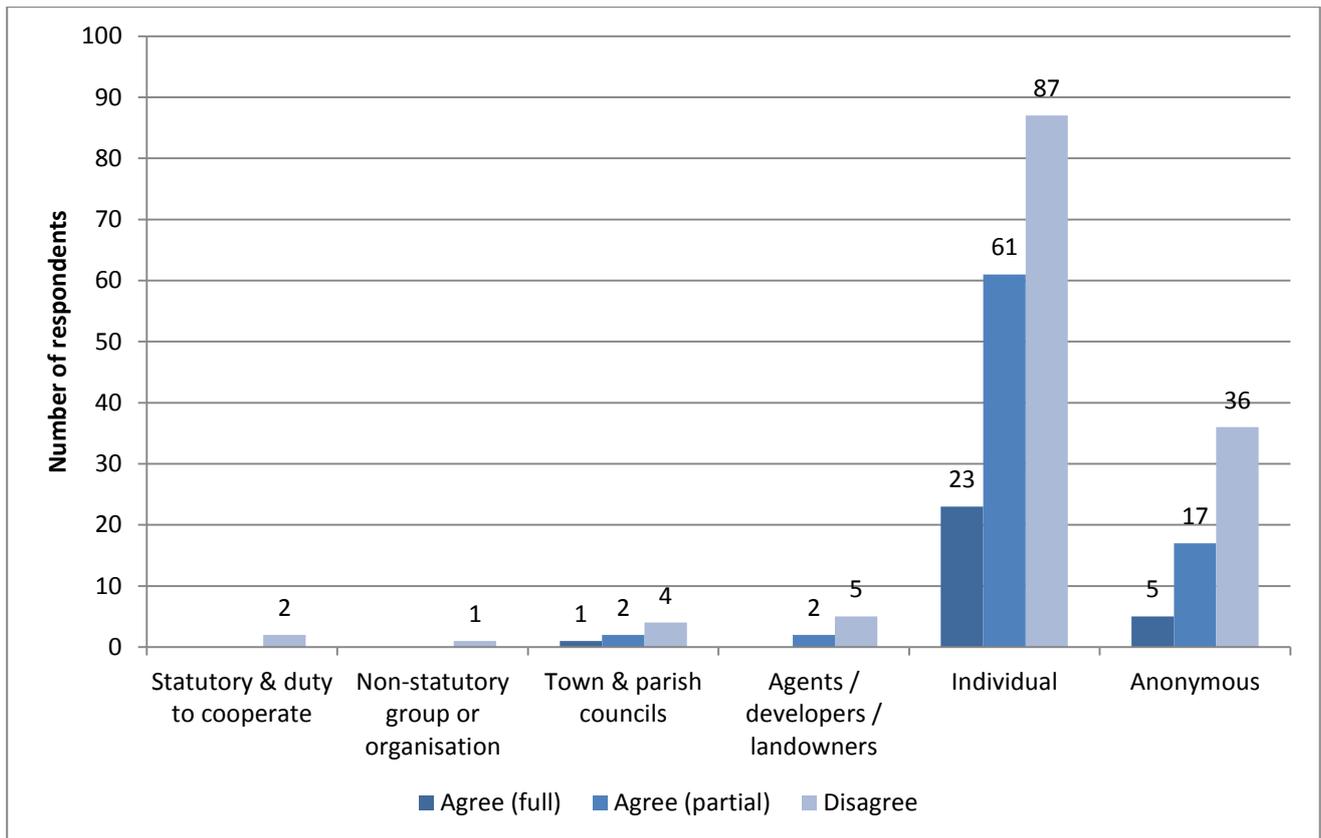


Chart 50: Responses to option 4g

## Summary of issues raised to option 4e and officer response

### Statutory and/or duty to cooperate bodies

789. The Council received two specific disagreements to this option from the Dorset AONB Team and Natural England, details of which are below. Other statutory consultees or duty to cooperate bodies provided comments.

Dorset County Council (DCC)

790. The minerals team has drawn to the Council's attention that the area is within the Minerals Safeguarding Area and Minerals Consultation Area. Developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may seek to achieve some level of extraction on this site prior to any built development.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

791. With regard to education, DCC provides details (see appendix 10.4 of this report) of the level of contribution they would expect per house. It advises that a development of 200 houses in Langton Matravers would generate a significant pressure on St George's Primary School, which has no capacity to expand on its current site. Capacity would have to be found in Swanage if the school could not accept all its catchment children.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

792. DCC Libraries said that the increase in population as a result of developing this site would put pressure on libraries and mobile libraries, so this would need to be included in the infrastructure delivery plan and a contribution through the Community Infrastructure Levy (CIL) would be required.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

Action: consider DCC's library requirements when updating the infrastructure delivery plan.

793. DCC Archaeology advises that a planning application would need to be accompanied by an archaeological assessment and evaluation.

Action: consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.

794. DCC Highways raises some concerns about the site. It says that development in this location would need to be mixed use to provide facilities to improve the self containment of Langton Matravers. It is highly questionable whether the level and type of development proposed here would be sufficient to minimise car based travel as residents would have to access facilities and services elsewhere in the district. The Council will recommend to the developer that they liaise with DCC Highways to establish exactly what information is required to make the development acceptable in transport terms.

Action: refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

795. The Dorset AONB Team comments that this site would constitute 'major development' in the context of Paragraph 116 of the NPPF. Therefore, it would need to demonstrate exceptional circumstances in terms of the benefits of the proposed location, as compared with alternative sites, to meet the NPPF's tests.

796. The team considers that paragraph 116 of the NPPF will clearly apply and that, given alternative options to meet housing needs, without producing comparable levels of harm to Dorset AONB, make this site foreseeably unacceptable in planning terms. The team also considers that the site's location does not provide a logical or sustainable extension to Langton Matravers.

797. In addition, the team raises concerns that this option could add significantly to traffic flows and congestion, as it would feed onto the A351.

Action: consider the Dorset AONB Team and NE's concerns over impacts on the AONB as part of the site selection process.

Natural England (NE)

798. NE notes that there is no heathland mitigation proposed alongside this site. The landowner has not sought advice from Natural England concerning the provision of

suitable avoidance and mitigation measures relating to European and internationally protected heathlands and so Natural England cannot advise the authority that this proposal will not have a likely significant effect on the nearby sites at this stage. In principle, given the location and nature of the land involved and depending on the scale of development, it believes a solution may be possible.

799. However, NE has particular concerns about the impact on the AONB. It believes the proposal would likely have a significant impact on this national designation; and it is hard to see how it could meet the exceptional circumstances tests of paragraphs 115 and 116 of the NPPF. Therefore, NE states that the site should not be progressed on this basis. This reflects the view of the Dorset AONB Team.

Action: notify the developers of Natural England's concerns. If the AONB issue and lack of SANG are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.

#### Historic England

800. This consultee does not raise any particular issues associated with this site.

#### Highways Agency (HA)

801. HA did not provide any comments specific to this site because the Council's evidence base does not provide sufficient information on transport issues at the current time. Nevertheless, it did state that it would consider the district's larger settlements to be more suitable for large housing sites.

Action: take into account the HA's comments in the site selection process.

#### Environment Agency (EA)

802. The EA did not comment on this particular site. It did, however, state that once the Council has fully assessed the potential impacts of flooding at the proposed locations, it will be in a position to satisfy the National Planning Policy Framework Sequential Test. This may be through ensuring that the new development is located outside of the flood risk areas as proposed in the current local plan. If it is not possible to locate all the new development outside of the flood risk areas, the Council will need to undertake further sequential testing.

803. The EA draws the Council's attention to surface water drainage, which is an issue at various locations in the district. It advises the use of the EA flood map for surface water, which indicates some of the locations where this may be an issue. The Council should note that the flood and coastal risk management strategy identifies there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.

Action: take into account the EA's comments in the site selection process.

#### **Non-statutory groups and organisations**

804. Of the three non-statutory groups and organisations who responded to this option, only Wareham Town Trust disagreed to its development. They believe that development at

Langton Matravers would be completely unsustainable because it is an isolated village located on the top of the Purbeck Ridge.

805. The RSPB says that the site appears less sensitive in nature conservation terms than others, but it would require further detailed assessment to draw a conclusion. Dorset Wildlife Trust (DWT) is more concerned, believing that development could impinge on Farmwood SNCI and would object to the proposals as currently shown.

Action: forward DWT's comments to the developer. Consider not taking the site forward if the potential impacts on Farmwood SNCI cannot be mitigated.

### **Town and parish councils**

806. Lytchett Minster and Upton Town Council agrees with the full development of this site. Corfe Castle Parish Council and Wareham Town Council agree to its partial development.
807. Church Knowle Parish Council, Kimmeridge Parish Meeting, Langton Matravers Parish Council, Wareham St Martin Parish Council and West Lulworth Parish Council disagree with this option. Objections include loss of farmland; and the belief that development here would create unacceptable pressure on the roads for Corfe Castle.
808. National policy advises the Council to use areas of poorer quality land in preference to that of a higher quality. Regarding highways, the Council will continue to work with DCC Highways to make sure that the traffic impacts of any development can be mitigated.
809. Langton Matravers Parish Council raises several objections. These include a lack of infrastructure, including facilities and transport; significant detrimental effect on the AONB; visual impact; and second homeownership.
810. Concerns over infrastructure were raised by many individuals. A response to this is provided below. Natural England and the Dorset AONB Team share Langton Matravers Parish Council's concerns over landscape impact and doubt that the site will be deliverable. If this issue cannot be resolved, the Council will not progress this site. With regard to second homes, historically, there has been nothing in the Council's power to prevent this. Owing to the strength of feeling expressed locally, the Council will liaise with the Planning Advisory Service to see if there is anything it can do to restrict the sale of new homes.

### **Agents, landowners and developers**

811. Few agents, landowners and developers responded to this option. Those who did were either promoting it and thus in support, or were promoting a competing site and therefore against the site. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

812. 23 individuals and 5 anonymous respondents agreed to the full development of this site, while 61 individuals and 17 anonymous respondents agreed to its partial development. There were no specific reasons for supporting this site.
813. 87 individuals and 36 anonymous respondents disagreed with this option. The main issues raised are highlighted below.

## Highways

814. Many respondents raised concerns over impacts on highways, including safety and additional traffic through Corfe Castle.
815. The Council is aware of the existing pressures on the A351 and is in close liaison with Dorset County Council (DCC) Highways to ensure that development would not cause unacceptable impacts for this road. Development may have to pay to mitigate any of its impacts. The Purbeck Transport Strategy is using financial contributions from development to spend on more sustainable modes of transport, e.g. installing more cycle lanes.

Action: should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

## Infrastructure

816. Many respondents felt that there is a lack of infrastructure in the village.
817. The Council acknowledges these legitimate concerns, but the issues and options consultation stage is the first of several stages of consultation to inform the Partial Review and it cannot contain this level of detail. The Council is aware that impacts on local infrastructure need to be mitigated and this will be addressed as the plan progresses. It is worth bearing in mind that development will be expected to mitigate site specific impacts through Section 106 legal agreements, as well as pay the Community Infrastructure Levy, which will contribute towards infrastructure projects across the district.

Action: investigate infrastructure provision as the Council progresses towards the next stage of the plan.

## Out-commuting

818. Linked to the perception of a lack of facilities locally, several respondents felt that new residents would rely too heavily on private transport. This is a concern shared by DCC Highways.

Action: should the Council decide to allocate this land for development, encourage the developer to liaise with DCC Highways to establish an appropriate transport plan.

## Landscape

819. Many respondents commented on the impact the site would have on the landscape, which is highly visible and in the AONB.
820. These concerns are shared by the Dorset AONB Team and Natural England, who recommend that the site should not be taken forward on these grounds.

## Connectivity

821. Some respondents believed that development here would impact on the village feel and would have trouble connecting with the rest of the village.

822. Good masterplanning could ensure that development complements and integrates well with the existing built form of the settlement.

Action: should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.

## Postcode analysis

823. Chart 51 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| Key to chart   |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| BH21 4 (far north east of district)                          |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

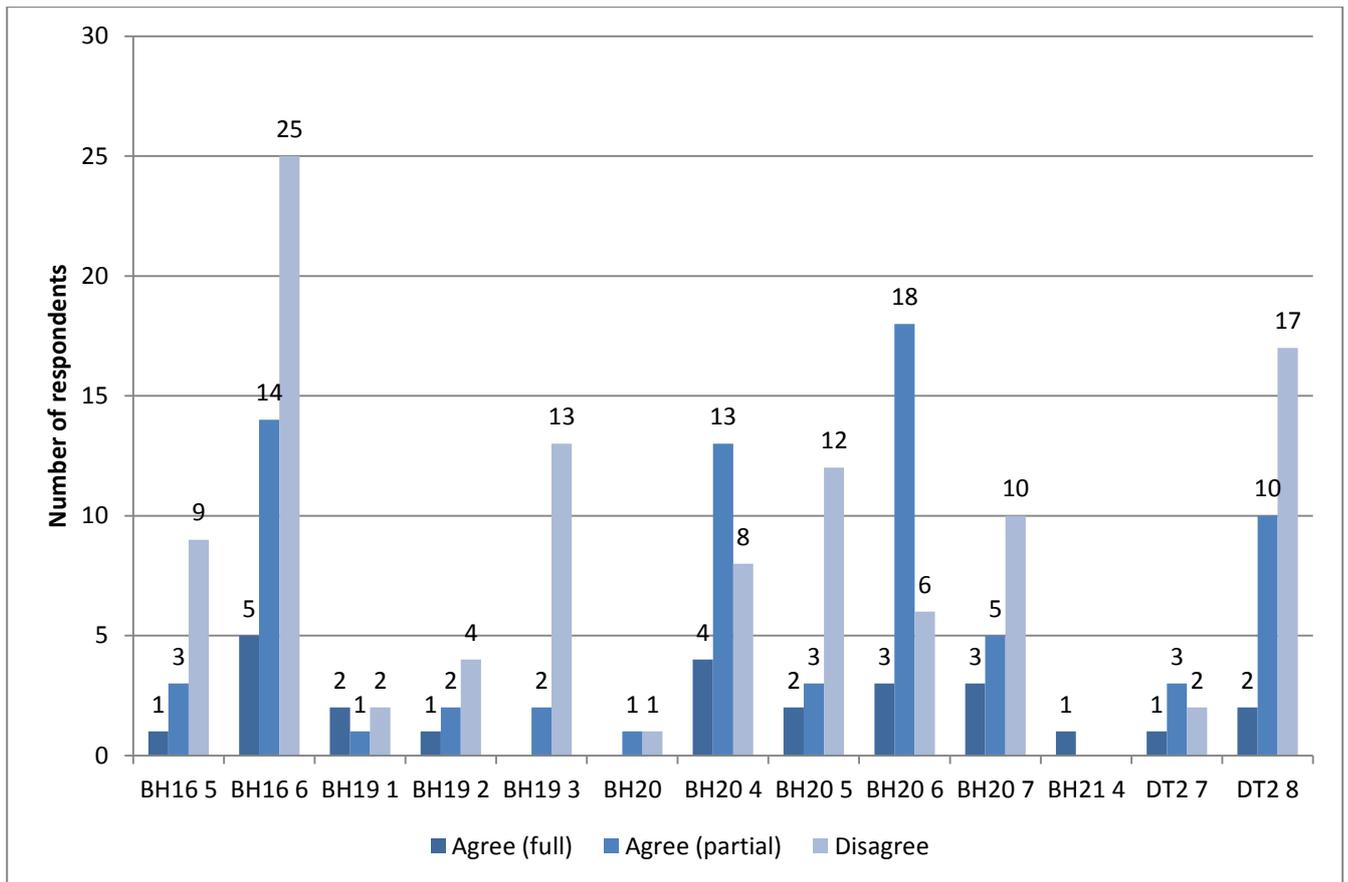


Chart 51: Postcode analysis of option 4g

824. The results show that the level of objection is widely spread across the district, showing the strength of feeling against developing this site. The only two areas that showed more support than objections were BH20 4 (Wareham) and BH20 6 (Bovington and Wool). This could be because there are significant competing sites in these two areas.

## Conclusion

825. There is clear disagreement to the development of this site. It has attracted objections from two statutory consultees – Natural England and the Dorset AONB Team – which could be very difficult to overcome. This is serious because if a site would fail to mitigate its impacts, the Council would not have a sound plan.

826. The Council will investigate these concerns and consider whether they can be overcome.

## Summary of actions for question 4b

827. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Investigate whether or not the specific constraints identified for this site can be overcome, and use the results of the consultation and further evidence base work to help inform the identification of preferred options for development.
- Should the Council decide to allocate this land for development, continue close liaison with DCC Highways to ensure that development would not lead to

unacceptable impacts on the A351. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

- Should the Council decide to allocate this land for development, ensure through a masterplan and / or planning application that it would link to employment, facilities and services.
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
- Should the Council decide to allocate this land for development, encourage the developer to liaise with DCC Highways to establish an appropriate transport plan.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application respects the existing built form and integrates well with the settlement.
- Should the Council decide to allocate this land for development, make sure that the impacts of development are mitigated to an acceptable level to ensure that development would not adversely impact on tourism.
- Should the Council decide to allocate this land for development, ensure that any masterplan and/or planning application integrates the development well with adjacent settlements.
- Should the Council decide to allocate this land for development, make sure any masterplan and / or planning application integrates it well with the settlement and that an effective landscaping scheme mitigates any adverse impacts.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
- Where relevant, masterplan new development to link it to employment, facilities and services.
- Take into account the Defence Estate's estate development plan when it is published.
- Notify the developers of Natural England's concerns. If the AONB issue and lack of SANG are not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Consider the Dorset AONB Team and NE's concerns over impacts on the AONB as part of the site selection process.
- Consider DCC's comments as part of the site selection process. Refer DCC's requirements to the developer.
- Consider DCC's library requirements when updating the infrastructure delivery plan.

## Partial Review Issues and Options Consultation Report – June 2015

- Refer DCC Highways' requirements to the developer. If the issue is not resolved by the time the Council produces the preferred options document, the Council will not be able to take forward this site.
- Progress with the SHLAA.
- Take into account the HA's comments in the site selection process.
- Take into account the EA's comments in the site selection process.

**Overall conclusions to Question 4a: which option(s) / site(s) do you think should be developed or not and why? Please indicate if you'd prefer full or partial development of the site(s)**

828. The consultation has shown that none of the sites is without its issues. Options 4c (consider new development to the south-east of Sandford) and 4g (consider new development to the north of Langton Matravers) have particular constraints that, in the view of statutory consultees, cannot be overcome. Therefore, the Council will need to give careful consideration as to whether these constraints can be addressed.
829. Other sites have not attracted outright objections, but statutory consultees have highlighted potential issues that could mean they will be ruled out in the future. This includes:
830. Option 4a (consider new development to the north and west of North Wareham), for which Natural England states 'it is unlikely the site would be able to demonstrate a suitable level of avoidance and mitigation'; and
831. Option 4b (consider new development to the west of Wareham), for which Natural England concludes that there is much uncertainty about the ability of this site to avoid a significant adverse effect on the designated sites. It, and the Dorset AONB Team, also raise fears about negative effects on the AONB.
832. Natural England and the Dorset AONB Team have requested further information in order to help them draw definitive conclusions on options 4a and 4b. The Council will refer these requirements to the developers. If the Council is not satisfied by the developers' responses, the Council will not progress with these sites. It should also be noted that these concerns are in addition to other issues raised, such as the need for transport assessments. Further detail is in the individual reports and appendices relevant to both options.
833. Options 4d (consider new development around Lytchett Minster), 4e (consider new development around Moreton Station (including Redbridge Pit)) and 4f (consider new development west of Wool) raise fewer fundamental concerns at this stage. However, this does not mean that they are without their own issues. Although several statutory consultees have not raised the same level of uncertainty with these sites compared with options 4a and 4b, they have nevertheless requested further information. This includes, for example, transport assessment work; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without such information, the Council will not be in a position to take the sites forward in the plan making process because of lack of certainty that they are deliverable.
834. The chart below summarises the number of respondents who specifically indicated agreement or disagreement to each option. Interestingly, the level of public support follows the same general lines as the statutory consultees. This shows strong objections to sites 4b and 4g and more support for options 4d, 4e and 4f. There is also some support for option 4a and the Council should bear this in mind, should the developer successfully provide the additional information required and demonstrate no adverse impacts on European sites.
835. Chart 52 overall quantitative results

Key

|    |   |
|----|---|
| 4a | consider new development to the north and west of North Wareham           |
| 4b | consider new development to the west of Wareham                           |
| 4c | consider new development to the south-east of Sandford                    |
| 4d | consider new development around Lytchett Minster                          |
| 4e | consider new development around Moreton Station (including Redbridge Pit) |
| 4f | consider new development west of Wool                                     |
| 4g | consider new development to the north of Langton Matravers                |

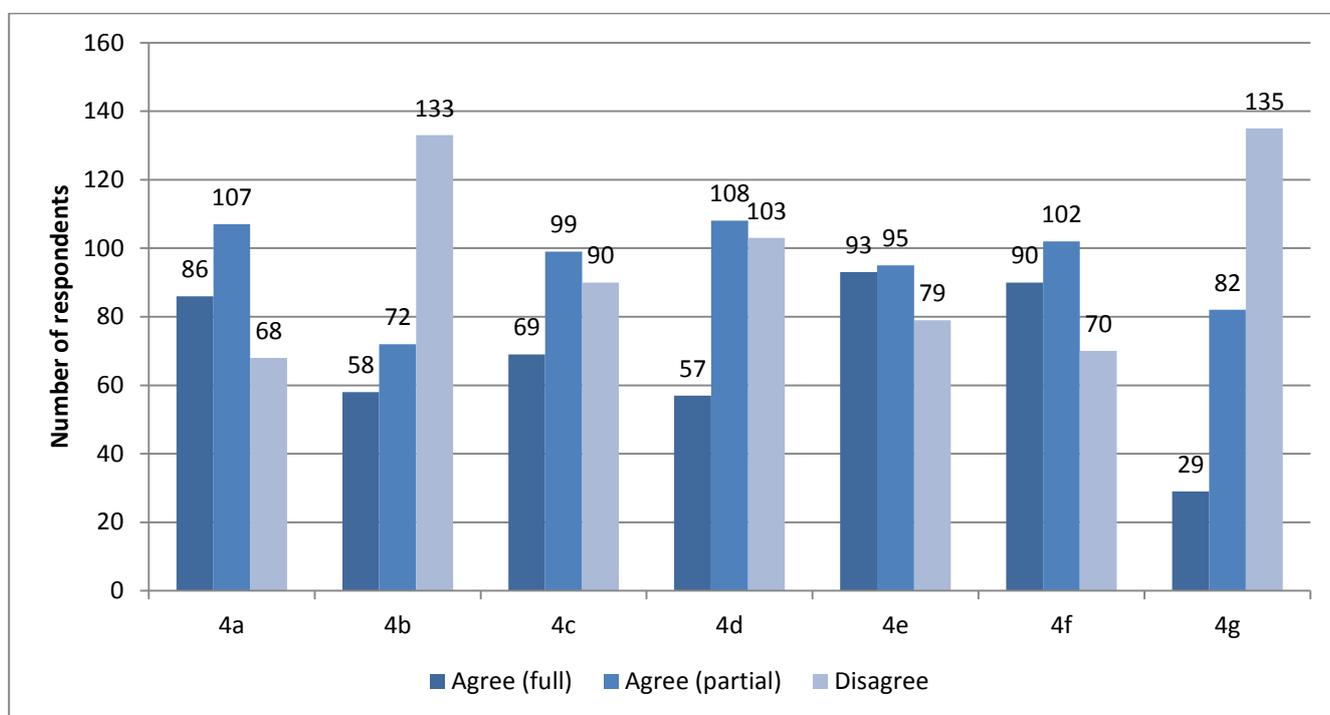


Chart 52: Overall quantitative results

836. Hypothetically, if sites 4a, 4b, 4d, 4e and 4f were deliverable, they could provide around 3,105 new homes. Should the Council need to drop sites 4a and 4b on account of them not being deliverable, this would reduce the figure to 2,400. However, this figure could reduce further if constraints testing proves other sites to be undeliverable. Therefore, it is impossible to say at this stage whether or not the Council can meet its draft objectively assessment needs assessment figure of 2,244 new homes through large sites.

837. Indeed, the majority of support appears to be for the partial development of all sites, which indicates that the public would prefer smaller developments to larger ones. The Council should bear this in mind, but it will be important to balance this view against three key factors: constraints, for example in terms of landscape harm and infrastructure capacity; the ability to deliver strategic objectives (for example, SANGs may not be

deliverable from small sites compared with large ones); and whether or not partial development would prejudice the Council's ability to meet its objectively assessed development needs. The Council will be able to come to a more informed view on this as the plan progresses.

### **Question 4b: are there any other options that you feel should be included?**

838. The Council received 117 comments to this question, which are summarised in appendix 10.4

### **Summary of issues raised to question 4b and officer response**

#### **Statutory and/or duty to cooperate bodies**

839. The Council received two comments from statutory bodies, which are summarised below.

#### Homes and Communities Agency

840. The HCA submitted comments in support of Dorset Green Technology Park (DGTP). It is important to note, however, that it does have an interest in this site.

841. It questions why DGTP is not identified as a 'potential large housing site', when competing sites to the west of Wool are identified. Comments in support are that it performs as well in sustainability terms and is largely previously developed land.

842. The site and adjoining farmland was not included as a potential housing site in the issues and options consultation because there were uncertainties surrounding landownership, and hence deliverability, at the time of preparing the consultation material. In light of the responses the Council has received to the consultation, it will consider, in the event that significant housing growth is appropriate west of Wool, whether or not the land at DGTP may offer an appropriate location for housing development. Important factors will include whether or not housing would prejudice the site's role as a strategically important employment site; and whether the impacts on nearby heathland can be mitigated.

Action: consider whether or not land at Dorset Green may offer an appropriate location for housing development.

#### Dorset AONB Team

843. The Dorset AONB Team does not suggest any particular sites. They would wish to be involved in any future discussions about alternative sites, or changes to existing identified sites.

844. The Council values the AONB Team's input and will continue to consult with them.

#### 845. Non-statutory groups and organisations

846. Two non-statutory groups and organisations responded to this question. They were the Dorset & East Devon National Park Group and Wareham Town Trust.

847. The Dorset & East Devon National Park Group did not suggest any sites, instead stating that the Council should use brownfield land ahead of greenfield sites.

848. National policy and guidance require councils to prioritise brownfield land, where appropriate. The Council has undertaken a previously developed (brownfield) land site and concluded that there are not many suitable sites in the district. Therefore, greenfield development will be required (subject to constraints).
849. Wareham Town Trust commented that, should green belt development be required, it should be directed towards the area around Upton, since this is geographically part of the Poole conurbation. The Trust believes that this would be a far more sustainable solution than development around Wareham, Sandford or Lytchett Minster.
850. The Council's draft objectively assessed housing needs figure indicates that around 2,244 new homes will be required in Purbeck by 2031. There is only one site within the bypass at Upton being promoted, which the promotor believes could potentially accommodate around 110 homes. Therefore, if the Council were to focus development in the Upton area in line with the Town Trust's recommendation, it would most certainly have to go beyond the bypass a relatively short distance towards Lytchett Minster. However, the Town Trust believes development in the Lytchett Minster area would be undesirable from a sustainability viewpoint. This view is not shared by DCC Highways, who argues that development at Lytchett Minster could be sustainable.
851. Notwithstanding these conflicting views, the Council's green belt review concludes that land in this area is sensitive green belt. This does not mean to say that the Council could not allocate land in this area for development if it chose to. The Council will need to come to a view as to whether or not it would like to allocate green belt land for development.

Action: produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.

### **Town and parish councils**

852. West Lulworth Parish Council believes that development should only be affordable housing to meet local needs.
853. The Council is required by national policy and guidance to plan for a mix of housing, both market and affordable, so it cannot ignore this.
854. Lytchett Minster and Upton Town Council proposes that a new town should be built because there are existing unresolved infrastructure problems in the district.
855. The Council will investigate this and will take into account the amount of land required (bearing in mind the district's constraints); the number of homes a town would require; and whether or not it could produce enough revenue to pay for all of the necessary infrastructure and be truly self sustained.

Action: produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.

856. Worth Matravers Parish Council believes that there should be more development in Swanage.

857. The Swanage Local Plan is already allocating land for 200 new homes on the edge of Swanage, but it could be allocated more through the Partial Review, if the Council decides to. It is important to bear in mind, however, that Swanage is constrained, in particular by the AONB and flood zones, and the only additional available site is at Herston Fields. This is currently the subject of an undetermined village green application. Until this issue is resolved, the Council will not know if it could be developable.
858. Wool Parish Council believes that the Council's stance on development within 400m of heathland should be revised. This is because it believes the middle school at Bovington would be an ideal location for development and would not impact upon the heath.
859. The Council looks at its approach to heathlands under issue 8 of the issues and options consultation report.
860. Lytchett Matravers Parish Council believes that development should be spread amongst the existing settlements, rather than being concentrated in a few areas.
861. This is dealt with under issue 3 of the issues and options consultation report.

### **Agents, landowners and developers**

This group focussed their responses on land that they either own or are promoting. Therefore, there is little useful steer from this group.

### **Individuals and anonymous**

862. Many of the sites suggested would not be suitable for development because they are too constrained. For example, many respondents felt that Holton Heath would be a good location because of the employment prospects, but the surrounding heathland means that housing would not be appropriate here. Others suggested sites that are too remote for the Council to consider for development. For example, development around Slepe would lead to occupants relying heavily on private cars to access facilities and services. A summary of all suggestions is in appendix 10.4.
863. There were some suggestions that the Council could investigate further:
- Wareham station area
864. Two respondents suggested that this area is a mess and that the garage and car hire sites could be relocated to industrial sites, therefore releasing land in this area for housing.
865. The suggestions are not clear if they refer to the industrial estate off Johns Road and/or the garages to the south of the railway on North Causeway. No land is currently being promoted for housing development in this area, but it is likely there is multiple landownership, for example private businesses, National Rail and Wareham Town Council. The issue with the Johns Road businesses is that there are currently no suitable premises that they could move to. However, this could change in the future, for example when the Holton Heath power supply issue is resolved. As the Johns Road area is in the settlement boundary and would not require an allocation, there is no pressing need to plan for a land swap to be planned through the Partial Review.

866. The garages to the south of the railway on North Causeway are in the flood zone and therefore would not be suitable for housing.

Action: should alternative sites become available for the businesses in the Johns Road area, contact them and enquire about freeing the site for windfall housing development.

#### Wareham allotments

It is likely that this is owned by Wareham Town Council, so the Council can contact Wareham Town Council to see if it would like to promote this land for development. It is important to note that allotments would require replacing, in line with Policy GI of the Purbeck Local Plan Part 1.

Action: contact Wareham Town Council to see if it would like to bring forward Wareham allotments forward for allocated development.

#### MOD land

867. Several respondents suggested using MOD land to the west of the district. The MOD is due to produce its own estate management plan, which will highlight its development needs and any areas of land that it could dispose of. Once the Council is in receipt of this document, it will know what could be available for development, subject to constraints.

Action: take account of the MOD's estate development plan, when it is published.

## Conclusion

868. This question has resulted in several suggestions for potential housing sites. These are summarised as follows:

- Dorset Green Technology Park, subject to important factors, such as whether or not housing would prejudice the site's role as a strategically important employment site; and whether the impacts on nearby heathland can be mitigated.
- Wareham station area, subject to businesses agreeing to a land swap.
- Wareham allotments, subject to the landowner's consent and the provision of replacement allotments.
- MOD land, subject to the MOD's estate management plan.

## Summary of actions for question 4b

869. Appendix 10.4 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Carry out a survey of land across the district and identify any potentially suitable land for development. Approach landowners to see if they would like to submit it to the Council as available for development.
- Should the Council decide to allocate land to the west of Wareham for development, enquire with the developer if they would consider an eco village style, subject to factors such as landscape impact and viability.

- Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Should alternative sites become available for the businesses in the Johns Road area, contact them and enquire about freeing the site for windfall housing development.
- Contact Wareham Town Council to see if it would like to bring forward Wareham allotments forward for allocated development.
- Take account of the MOD's estate development plan, when it is published.
- Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites.
- Consider whether or not land at Dorset Green may offer an appropriate location for housing development.

**Question 4c: should the Council reserve (safeguard) land for potential future development needs beyond the plan period?**

870. The Council received 239 responses to this question. The majority (139) said that the Council should not safeguard any land, with 100 believing the Council should safeguard land for future needs. Chart 53 below provides the split of respondents.

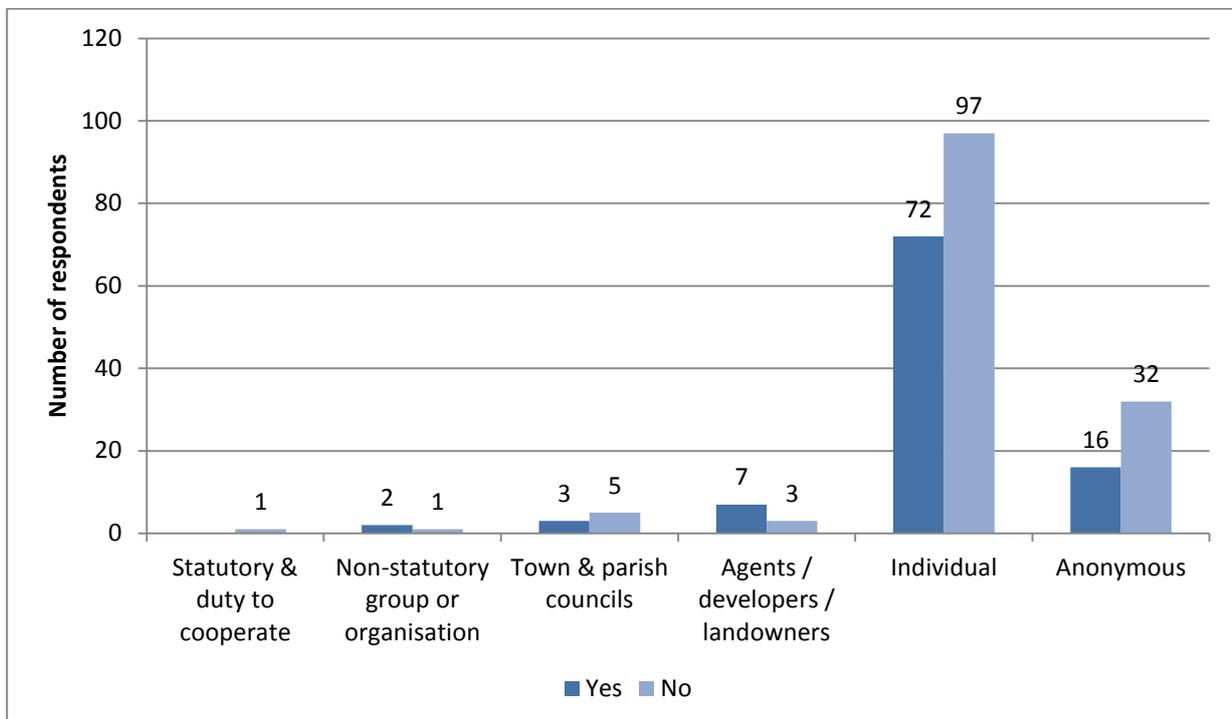


Chart 53: Responses to option 4c

## Summary of issues raised to question 4c and officer response

871. Although the Council did not invite comments on this question, some respondents did provide them.

### **Statutory and/or duty to cooperate bodies**

872. There were no comments from this group.

### **Non-statutory groups and organisations**

873. There were no comments from this group.

### **Town and parish councils**

874. Wareham St Martin Parish Council commented that safeguarding areas of land would impact on how the landowners can use the land during that time and could affect their livelihood. It could also reduce re-sale value.

875. The Council would only safeguard land for development with the landowner's consent. Therefore, the landowner would be aware of its potential future allocation and would be able to continue to use their land in its current manner, or apply for planning permission for a temporary use(s) that would not prejudice its availability for future development. It is true that reclassifying land as safeguarded would likely affect its value. However, it would highly likely be an increase in value, rather than a reduction, as residential land values are one of the highest land values.

### **Individuals and anonymous**

876. Comments from this group seemed to be around concerns that developers may want to bring land forward ahead of the Council; that the land may not be in the right place; or that the developer may leave problems for the Council.

877. The Council would remain in control of designating land use, so a developer would not be able to bring any land forward without consent. If they did not keep the land as available, the Council would look for alternative land through the next plan.

878. The Council would only safeguard land that would not prejudice environmental designations.

879. Development would be required to mitigate its impacts, for example through providing open space, necessary highways improvements and infrastructure. This would be tied into legal agreements, which the developer would be required by law to comply with.

## Conclusion

880. Overall, there is more objection than support to this question. However, in reading the comments submitted in support of objections, there appears to be some misunderstanding about the role of safeguarded land. Its purpose is to provide more certainty for future plans about where development should go, the obvious advantage being that it speeds up the production of the next plan.

881. The National Planning Policy Framework (NPPF) advocates safeguarding land under paragraph 85, which relates to green belts. It states that this would be to meet longer-term development needs stretching well beyond the plan period. The paragraph emphasises that councils need to make clear that safeguarded land is not a formal allocation for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review that proposes the development.
882. The above explanation in the NPPF would assuage the concerns raised during the consultation. In hindsight, it would appear that perhaps the Council could have better explained the implications of safeguarding land in the consultation material. This could have led to less confusion about its purpose.
883. This leaves the Council in an awkward situation. On the one hand, there is more objection than support to safeguarding land for future needs; on the other, national policy advocates safeguarding land in green belts. It is also worth bearing in mind that the Inspector's Report into the Purbeck Local Plan Part 1 says that it would be appropriate for the Council to safeguard land in the green belt.
884. Therefore, perhaps the way forward is for the Council to follow the steer from the consultation and not look to safeguard any land outside of the green belt, but follow the NPPF and Inspector's Report and safeguard land within it. The advantage would be that the Council would not need to look at safeguarding land district wide, which could make the process of the Partial Review simpler. However, taking a longer term view, a clear disadvantage of not looking district wide would be that there would be no steer for the next plan.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

### Summary of actions for question 4c

885. Appendix 10.4 provides a summary of all the issues raised and officer responses. There are no actions arising.

## Issue 5: Green Belt

**Option 5a: objectively reassess the boundaries to make sure they follow logical boundaries on the ground and identify land that is suitable for release from the green belt for strategic development**

**Option 5b: objectively reassess the boundaries to make sure they are logical on the ground, but do not release land for strategic development**

**Option 5c: no changes to the green belt and direct development towards non green belt locations**

### Question 5a: which option do you agree or disagree with and why?

886. The results show that the only option with outright support is 5c. Opinions for option 5b are relatively evenly split, but there is a clear lack of support for option 5a. This is shown in chart 54 below.

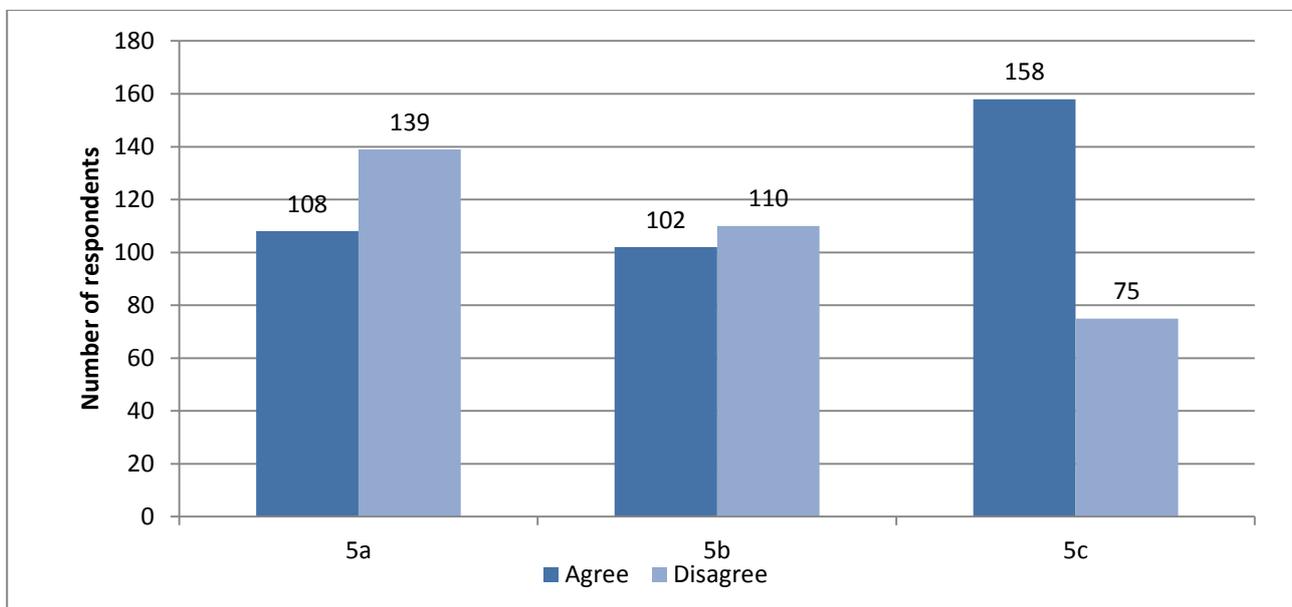


Chart 54: Responses to option 5a, 5band 5c

## Summary of issues raised to question 5a and officer response

### Statutory groups and duty to cooperate organisations

Dorset County Council (DCC)

887. DCC's comments centred around specific sites in the maps that accompanied this issue. Detail relates mostly to the capacity of schools, which the Council notes. DCC specifically states that the site at Lytchett Minster School is already 'constrained' and therefore the County Council does not anticipate it could become available for housing.

Action: seek further information from DCC on the constraints identified at Lytchett Minster.

888. DCC also mentions that the land identified for potential employment land at Upton, has previously been identified by DCC as a site for a new primary school to replace the existing infant and junior schools, which occupy small sites with limited facilities. A new school would be needed to accommodate additional pupils generated from development in Lytchett Minster or Upton. The Council consulted on this for employment because that is what the landowner's agent submitted it to the Council for.

Action: confirm from the landowner of land at French's Farm if they would like to promote it for employment or a school.

#### Natural England (NE)

889. NE did not comment on the options, but provided comments on the Council's green belt review.

#### Crossways Parish Council

890. The parish council said that it cannot agree with the statement that development would not involve developing on green belt land and referred specifically to Redbridge Pit. It goes on to say that there are a reducing number of green belt areas around our settlements and what we currently have should be preserved. On this basis, the parish council agrees with option 5c to have no changes at all to the green belt.

891. It appears that the parish council has misinterpreted green belt sites for 'greenfield' sites. The green belt is located some distance from the Crossways and Moreton area. Looking at the comments from individuals and anonymous respondents, misinterpretations about the location and role of green belt are common. Owing to the widespread misunderstandings, the Council cannot rule out that the results of the consultation may be skewed. Therefore, it would be beneficial for the Council to set out clearly where the green belt is and the consequences of developing in it or directing development towards non green belt areas.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

#### Non-statutory groups and organisations

892. Table 6 below shows the split of opinions for the three options from those of this group who specifically cited a preference.

| Non-statutory group or organisation | Option 5a | Option 5b | Option 5c |
|-------------------------------------|-----------|-----------|-----------|
| Chairman Northmoor Allotments       | Disagree  | Disagree  | Agree     |
| Dorset CPRE                         | -         | -         | Disagree  |
| Home Builders' Federation           | Agree     | -         | -         |
| Open Spaces Society                 | -         | Agree     | -         |

|                                     |          |       |       |
|-------------------------------------|----------|-------|-------|
| Plan for Upton and Lytchett Minster | Agree    | -     | -     |
| Poole and Purbeck CPRE              | -        | -     | Agree |
| Wareham Town Trust                  | Disagree | Agree | Agree |

Table 5: Split of opinions for the three options

893. The chair of the Northmoor allotments argues that the green belt is an effective barrier between North Wareham and the heathland, thereby helping to protect it from footfall. This is a sentiment echoed by the Dorset Wildlife Trust, which cites a similar example at Upton, where the green belt creates a buffer for Lytchett Bay.
894. This may be a consequence of the designation, but is not one of its purposes. Therefore, the Council cannot take this into account when reviewing the green belt. Furthermore, a lack of public right of way over private land in the green belt is more responsible for reducing footfall on conservation sites, rather than the green belt designation itself.
895. Dorset CPRE disagrees with option 5c and Poole and Purbeck CPRE agrees with this option. Both state that the green belt should be respected and protected from encroachment. This makes it difficult to conclude on the views of CPRE because it is possible to interpret all of the three options as respectful to the green belt and protecting it from encroachment. The Dorset & East Devon National Park Team repeated CPRE's statement.
896. Wareham Town Trust disagrees with the loss of green belt at Wareham and Sandford (although does not clarify if it means Wareham Town and / or North Wareham).
897. The Home Builders' Federation commented that in order to achieve sustainable development, the Council is correct in stating that its green belt boundaries should be appropriately drawn and land in the designation should perform one of the five purposes of the green belt, as set out in paragraph 80 of the NPPF. The Council notes this support.
898. The Open Spaces Society stated that it is opposed to any release of green belt land for development, except perhaps for very minor adjustments of very small parcels of land where the boundary seems wrong. The Council interprets this as support for option 5b.

### Town and parish councils

899. Table 6 below shows the split of opinions for the three options from those of this group who specifically cited a preference.

| Town or parish council         | Option 5a | Option 5b | Option 5c |
|--------------------------------|-----------|-----------|-----------|
| Affpuddle and Turnerspuddle PC | Agree     | -         | -         |
| Chaldon Herring Parish Council | Disagree  | Disagree  | Agree     |
| Church Knowle Parish Council   | Disagree  | Disagree  | Agree     |
| Corfe Castle Parish            | Agree     | Disagree  | Disagree  |

| Council  |          |          |          |
|--|----------|----------|----------|
| Kimmeridge Parish Meeting                        | Agree    | Disagree | Disagree |
| Lytchett Matravers Parish Council                | Disagree | Disagree | Agree    |
| Lytchett Minster & Upton Town Council            | Disagree | Disagree | Agree    |
| Swanage Town Council                             | -        | Agree    | -        |
| Wareham St Martin Parish Council                 | Agree    | Disagree | Disagree |
| Wareham Town Council                             | Agree    | Disagree | Disagree |
| West Lulworth Parish Council                     | Disagree | Disagree | Agree    |
| Winfrith Newburgh & East Knighton Parish Council | -        | -        | Agree    |
| Wool Parish Council                              | Disagree | Disagree | Agree    |
| Worth Matravers PC                               | -        | Agree    | Agree    |

Table 6: Split of opinions for the three options

900. The table above can be summarised as: option 5a – five agree and six disagree; option 5b – two agree and 10 disagree; and option 5c – eight agree and four disagree. This shows overall support for option 5c.
901. Lytchett Matravers Parish Council believes that green belt should be protected and that the Council should be focussing on brownfield sites, as the government says there is enough brownfield land to meet housing needs.
902. There may be suitable brownfield sites around the country, but according to the Council's previously developed (brownfield) land study, there are very few useful and available sites in the district. Therefore, the Council will need to look at greenfield sites for development.
903. Lytchett Matravers Parish Council also says that the district 'needs green belt that is performing its designated function to protect urban sprawl.' Whilst the parish council chose to object to any changes at all to the green belt, this statement does underline the importance for green belt that performs its designated function. The District Council believes this to be the case and a thorough review of the boundaries would actually make it more robust.
904. Affpuddle and Turnerspuddle Parish Council, Arne Parish Council, Kimmeridge Parish Meeting, Swanage Town Council and Wareham St Martin Parish Council felt that it seems reasonable to make small adjustments where these do not prejudice the original aims of the green belt. Others, such as Wareham Town Council and Wool Parish Council also agreed with this sentiment, providing any changes are subject to public consultation, which it would.

905. Wareham Town Council believes that under certain criteria, land should be released for development to satisfy the need for homes and employment in Purbeck. It said that no changes to the green belt is not a realistic objective and there needs to be growth and expansion that adds to the future vitality of the district, which could be in the green belt.
906. West Lulworth Parish Council believes that the government has acknowledged that the Purbeck Local Plan Part 1 planning inspector cannot force the Council to release the land unless in 'exceptional circumstances' to meet the needs of local people which are currently identified as 500 households.
907. It is true that the Council needs to demonstrate exceptional circumstances to release green belt land for development. It is also true that current needs stand at around 500 households on the Council's housing register. But it is important to bear in mind that the Partial Review looks to the future and not just the backlog of need, so 500 is not the limit. Plus, the Council has to deliver market homes as well. Overwhelmingly, the Council will deliver the affordable homes by onsite provision that comes alongside market homes.
908. The results in the table above clearly show support for option 5c. But the accompanying comments tell a different story, where many town and parish councils see the benefits of having a robust and up to date green belt. This is not synonymous with option 5c. Others are also open to some development in the green belt, where it can be fully justified.
909. This adds further strength to the Council producing a background paper showing the implications of developing in the green belt or directing development towards non green belt areas.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

### **Agents, landowners and developers**

910. 13 members of this group agreed with option 5a. One disagreed with it, although this developer is promoting land outside of the green belt. This particular developer, along with one other agreed with option 5b. Three of this group specifically responded to option 5c and all disagreed with it.
911. Accompanying comments support releases of green belt land in the interests of sustainable development and meeting objectively assessed development needs. Some believe that in Purbeck it is appropriate to channel strategic development towards urban areas inside the green belt boundary (including towns and villages inset within the green belt), rather than towards locations beyond the outer green belt boundary, which could encourage longer distance commuting by car. Others remind the Council that it should investigate all possible avenues for delivering objectively assessed housing need.
912. Several comments relate specifically to the Council's green belt review and indicate support / objections depending on the respondent's land interests. The Council notes these comments and will take them into account in future iterations of the green belt review.

### **Individuals and anonymous**

913. The results from this group showed disagreement to all three options. However, the gap between agreement and disagreement for options 5a and 5c were nearly double,

compared with a nearly even split for option 5b. Therefore, the Council considers that the individual and anonymous group is more in favour of option 5b than the others. Comments in support of reviewing the green belt reflect other comments cited above, for example that it could be more sustainable to have development in the green belt than some non green belt locations; it is worthwhile making sure the boundaries are robust and up to date; and that the Council needs to protect green belt that is performing its designated function. The main issues raised are summarised below.

#### Opinion that green belt is sacrosanct

914. There is a very common view from the majority of objectors that green belt is sacrosanct and should be protected at all costs. This extends to a view from many that it should not be touched, even if that means minor adjustments to ensure it is logically aligned on the ground.
915. The Council believes that having weak, un-reviewed boundaries that are not up to date puts the green belt at greater risk because it would make it harder to defend planning refusals. Therefore, whilst the Council will clearly need to be mindful of the strength of opinion against settlement extensions in the green belt, it would be irresponsible of the Council to ignore the current boundary alignment, which is poor in some places. Updating it through minor adjustments would certainly strengthen the Council's ability to defend planning applications against inappropriate development.

#### Confusion about the green belt

916. A large number of respondents were confused about what the green belt is; its purposes; and where in the district it lies. For example, the Council received responses from residents of Winfrith Newburgh and Moreton, who do not want any development near to them and believe that their properties are surrounded by green belt. As a result, they responded that there should be no changes at all to the green belt. In reality, the green belt is some distance from these locations.
917. Some held incorrect beliefs about the purpose of the green belt, for example:
- It is there to protect wildlife;
  - It is there to protect high grade farmland / promote local produce;
  - It is there to give people somewhere to relax;
  - Green belt is there for its natural beauty;
  - The Council should consider the role green belt has in preventing flood risk;
  - One of its purposes is to protect sensitive flora and fauna.
918. The purposes of the green belt are set out in paragraph 80 of the NPPF and none of the above is covered in this paragraph. They may indeed be consequences of the designation, but it is important to make the distinction between how green belt can be used and its actual purpose according to national policy. The Council is required to make judgements according to the purposes of the green belt and not any consequential uses of the land. This means that the Council cannot take any of the above reasons into account when considering release of green belt.

919. Other misconceptions are that by releasing green belt land, the Council is going against central government demands. Some have stated that this is not a responsible use of the Council's authority. Many politicians are in favour of protecting the green belt and national guidance is clear that it is a constraint to development that may mean councils cannot meet their objectively assessed development needs in full. However, the Council needs to explore every possible avenue before being able to conclude that it cannot meet its objectively assessed development needs in full, and this includes looking at the merits of releasing green belt land. National policy allows for councils to release green belt sites through the preparation of a local plan.

920. It is probably fair to say that the results of the consultation were skewed because of these misinterpretations. This adds further strength to the Council producing a background paper showing the implications of developing in the green belt or directing development towards non green belt areas and going into further detail about the location and function of the green belt.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

The Council should extend the green belt

921. The Council received submissions from various residents in various locations to extend the green belt to preclude development where they live.

922. The Council has already recently reviewed the general extent of the green belt and the Purbeck Local Plan Part 1 inspector was happy with it. Therefore, the Council will not propose to alter its general extent.

'Thin end of the wedge'

923. Many respondents believed that releasing some green belt would weaken the designation and once the Council starts, it would be difficult to stop. Others argued that releasing land from the green belt makes a mockery of the whole principle.

924. It is true that national policy says the permanence of green belts is part of their importance. However, there is a national housing crisis and councils need to look at all possible options to meet their objectively assessed development needs. Land should only be released from the green belt in exceptional circumstances and the Council needs to demonstrate this clearly. Therefore, it is not an easy process and would not open the flood gates to green belt development. There could be a reasonable case to release land from the green belt that is not fulfilling the role of the designation and this could be preferable to directing development to less sustainable, non green belt locations.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

Once it is gone, it cannot be reclaimed

925. Several respondents objected on the grounds that once a green belt site is developed, it is gone forever and we have a duty to protect the green belt for future generations.

926. It is true that once it is gone it cannot be reclaimed. But then that is true of all greenfield sites. The Council has to look at greenfield sites in order to meet its objectively assessed development needs. Otherwise, future generations will not have anywhere to live.

## Conclusions

927. The quantitative results appear to show a consensus for leaving the green belt untouched. This would exclude even minor adjustments to make sure the boundaries are up to date and logical on the ground. This is borne of a view that the green belt is sacrosanct and should remain unaltered.

928. The Council considers that having weak, un-reviewed boundaries puts the green belt at greater risk because it would make it harder to defend planning refusals. Many of the qualitative responses appreciate this and recognise the importance of robust boundaries.

929. Many respondents also recognise that there could be advantages, in sustainability terms, to developing green belt sites instead of more remote non-green belt sites. Indeed, the Council's own green belt review identifies such possible sites that could be released without harming the function of the green belt. Therefore, while many believe that sensitive green belt areas should remain untouched, there could be a case for releasing less sensitive land. This is something that the Council needs to explore further and therefore it proposes to produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

930. This background paper will serve another purpose, which will be to set out clearly where the green belt is and its purposes. This consultation has shown that there are a great many misconceptions amongst the public about the green belt and, as a consequence, the results of this part of the consultation are not particularly reliable. For example, some respondents chose option 5c to have no changes whatsoever to the green belt, on the belief that their village falls within the designation, when in reality it does not.

931. Owing to the widespread misconceptions of the green belt and the clear message from the qualitative responses that the boundaries should be robust, it seems logical to rule out option 5c. Instead, the Council should explore further the merits of options 5a and 5b through the proposed background paper. The Council will clearly need to be mindful of the strength of opinion against settlement extensions in the green belt, but it would be irresponsible of the Council to ignore the current boundary alignment, which is poor in some places. Updating it through minor adjustments would certainly strengthen the Council's ability to defend planning applications against inappropriate development.

## Summary of actions

932. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.5 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.

- Produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.
- Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.

## Partial Review Issues and Options Consultation Report – June 2015

- Consider comments into any future revisions to the green belt review.
- Work with Morden Parish Council and Bloxworth Parish Meeting to establish what their development needs are and how they can be met.
- Find out from DCC what it means by 'constrained' land at Lytchett Minster.
- Confirm from the landowner of land at French's Farm if they would like to promote it for employment or a school.

**Question 5b: do you feel the Council should release green belt land for development if the land is not performing the function of green belt?**

933. The quantitative results show an overall lack of support for this option, as illustrated in chart 55 below.

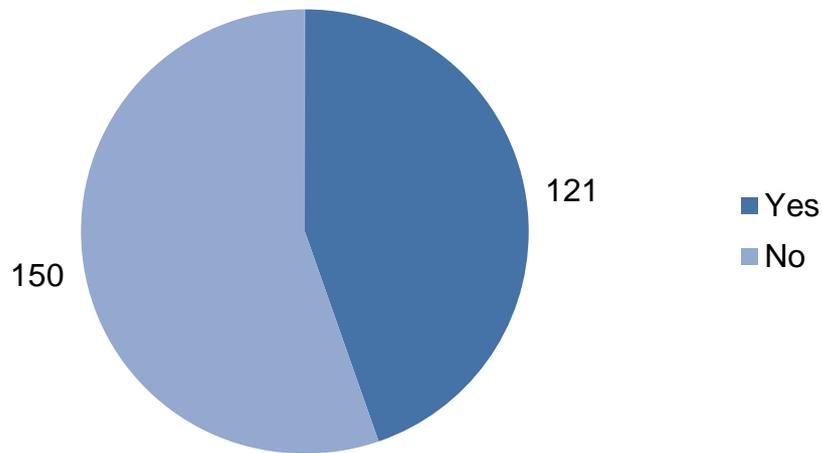


Chart 55: Overall results

934. Chart 56 below shows the split of responses.

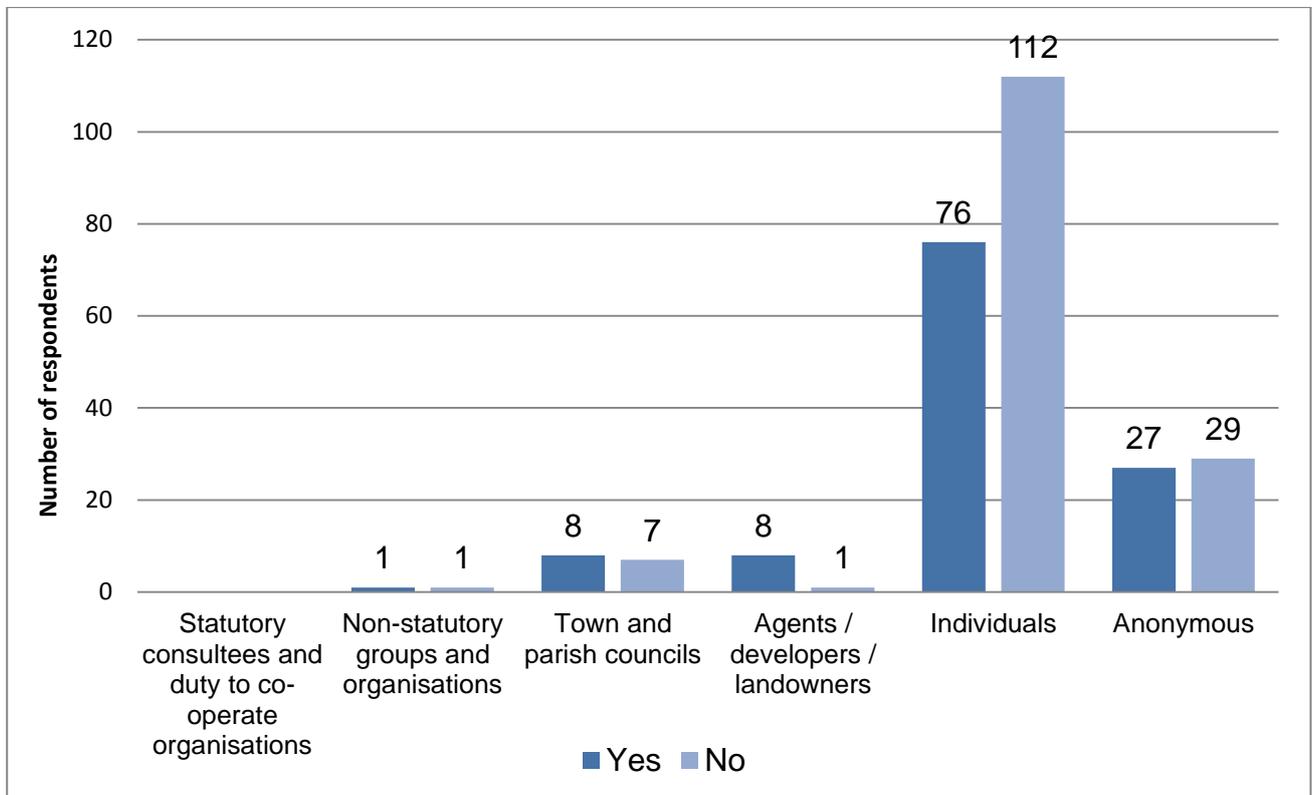


Chart 56: Split of responses

935. The analysis below breaks down the chart above further.

### **Non-statutory groups and organisations**

936. The Plan for Upton and Lytchett Minster was in favour of this question, but Wareham Town Trust was not.

### **Town and parish councils**

937. Affpuddle and Turnerspuddle Parish Council; Arne Parish Council; Corfe Castle Parish Council; Kimmeridge Parish Meeting; Morden Parish Council; Wareham St Martin Parish Council; Wareham Town Council; and Wool Parish Council were in favour of the question. It is interesting to note that Arne parish; Wareham St Martin parish; and Wareham town all include green belt.

938. Chaldon Herring Parish Council; Church Knowle Parish Council; Lytchett Matravers Parish Council; Lytchett Minster & Upton Town Council; West Lulworth Parish Council; Winfrith Newburgh & East Knighton Parish Council; and Worth Matravers Parish Council all disagreed. The majority of these parishes do not include green belt, except for Lytchett Matravers and Lytchett Minster / Upton.

### **Agents, developers and landowners**

939. Only one member of this group did not support the question. On closer analysis, this particular agent is promoting land outside the green belt.

### **Postcode analysis**

940. Chart 57 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| <b>Key to chart</b>  |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

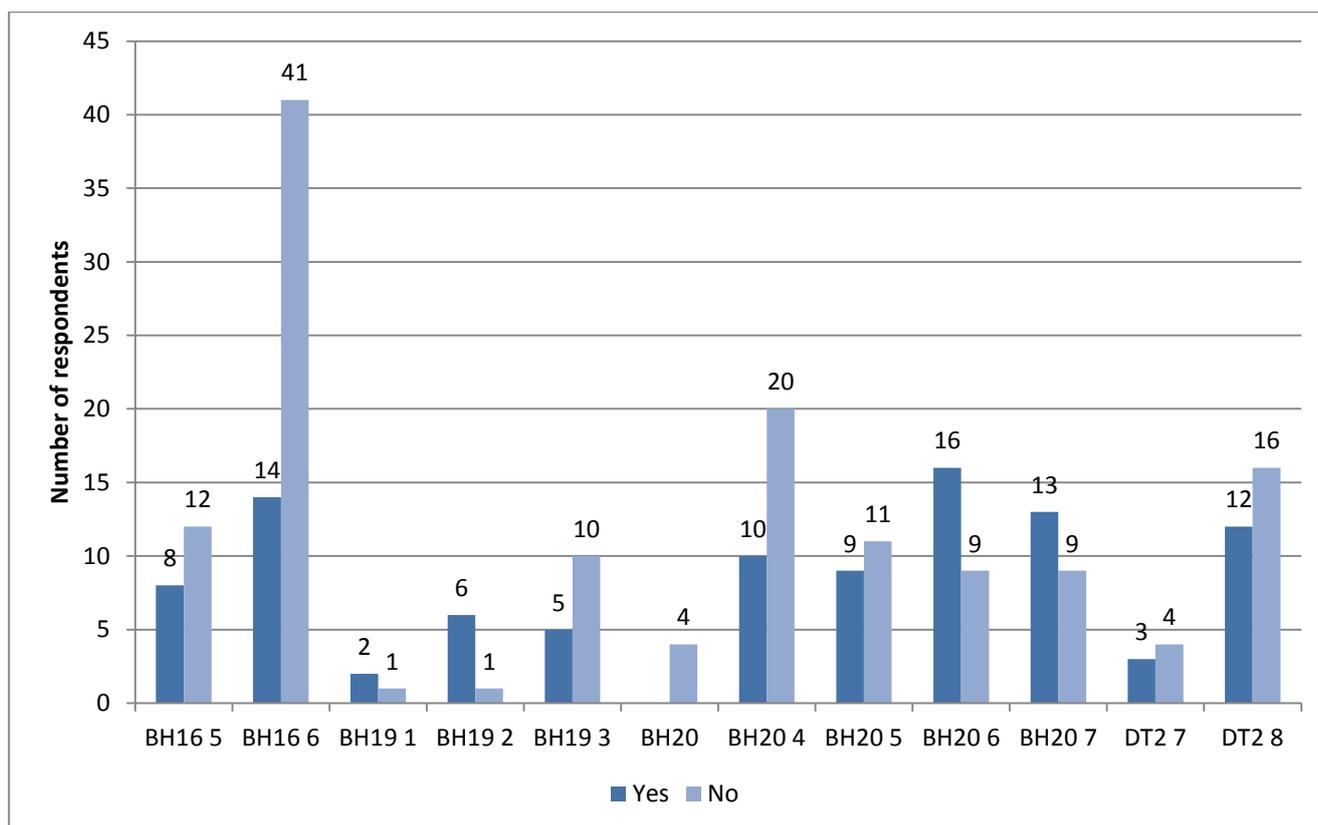


Chart 57: Postcode analysis for 5b

941. The results are interesting inasmuch that the strength of opinion against releasing green belt land is greatest at the BH16 6 (Lytchett Matravers and Lytchett Minster) and BH20 4 (Wareham) areas, both of which are surrounded by green belt. The greatest support was from the BH20 6 (Bovington and Wool) area, which falls outside the green belt. This is not surprising in a planning consultation, as respondents will often ‘vote’ against proposals they believe could affect them.

## Conclusions

942. Overall, there appears to be a lack of support for the Council to release sites from the green belt that are not performing the designation’s purpose. The Council did not invite supporting comments for this question, but some of the responses to question 5a are relevant, if read alongside. These responses showed some support for releasing green belt land, particularly when it would not prejudice the purposes of the green belt and that it would be advantageous in sustainability terms when compared with alternative sites outside the green belt.

943. The responses to question 5a also revealed many misconceptions about the location and purpose of the green belt and the analysis concluded that this skewed the results. The report resolved that it would be worthwhile setting out clearly in a new background paper the location and purpose of the green belt, as well as the advantages / disadvantages / consequences of allowing green belt development. This will allow the Council to take a holistic view and conclude with more certainty as to whether or not to rule out development in the green belt.

**Question 5c: should the Council identify ‘safeguarded land’ in the green belt land to meet future needs beyond the plan period?**

944. The results show a lack of support for this option, as illustrated in chart 58 below.

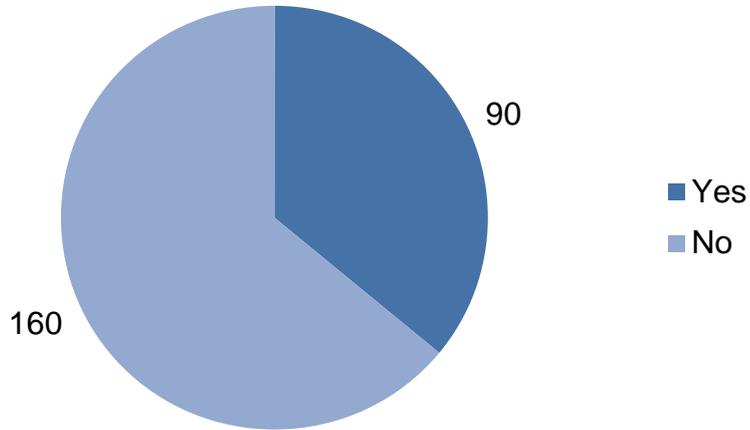


Chart 58: Overall responses

945. Chart 59 below shows the split of responses.

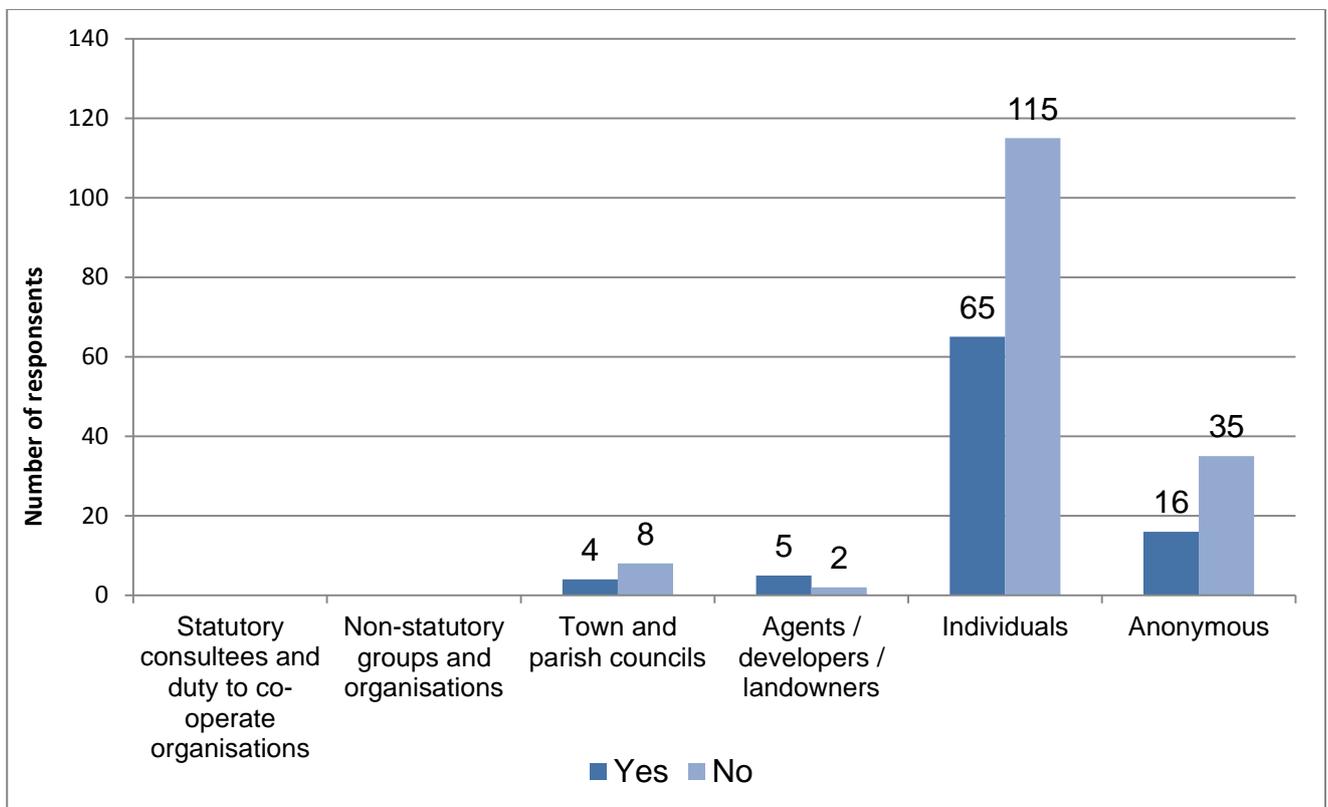


Chart 59: Split of responses

946. The analysis below breaks down the chart above further.

### **Town and parish councils**

947. Arne Parish Council; Corfe Castle Parish Council; Kimmeridge Parish Meeting; and Wool Parish Council were in favour of the question.

948. Chaldon Herring Parish Council; Church Knowle Parish Council; Lytchett Matravers Parish Council; Lytchett Minster & Upton Town Council; Wareham St Martin Parish Council; Wareham Town Council; Worth Matravers Parish Council; and West Lulworth Parish Council all disagreed.

### **Agents, developers and landowners**

949. Only two members of this group did not support the question. On closer analysis, these particular agents are promoting land outside the green belt.

### **Postcode analysis**

950. Chart 60 below provides an analysis of the postcodes provided by individual and anonymous respondents. The Council did not consider it pertinent to include postcodes of other groups, as many of them are from across the country and would not provide any meaningful information.

| <b>Key to chart</b>  |
|--|
| BH16 5 (Upton)   |
| BH16 6 (Lytchett Matravers and Lytchett Minster)             |
| BH19 1 (Swanage)   |
| BH19 2 (Swanage)   |
| BH19 3 (Studland, Worth Matravers and Langton Matravers)     |
| BH20 (most of Purbeck)                                       |
| BH20 4 (Wareham)   |
| BH20 5 (East and West Lulworth, Corfe Castle and Stoborough) |
| BH20 6 (Bovington and Wool)                                  |
| BH20 7 (Bere Regis and Sandford)                             |
| DT2 7 (Briantspuddle)  |
| DT2 8 (Moreton and Winfrith Newburgh)                        |

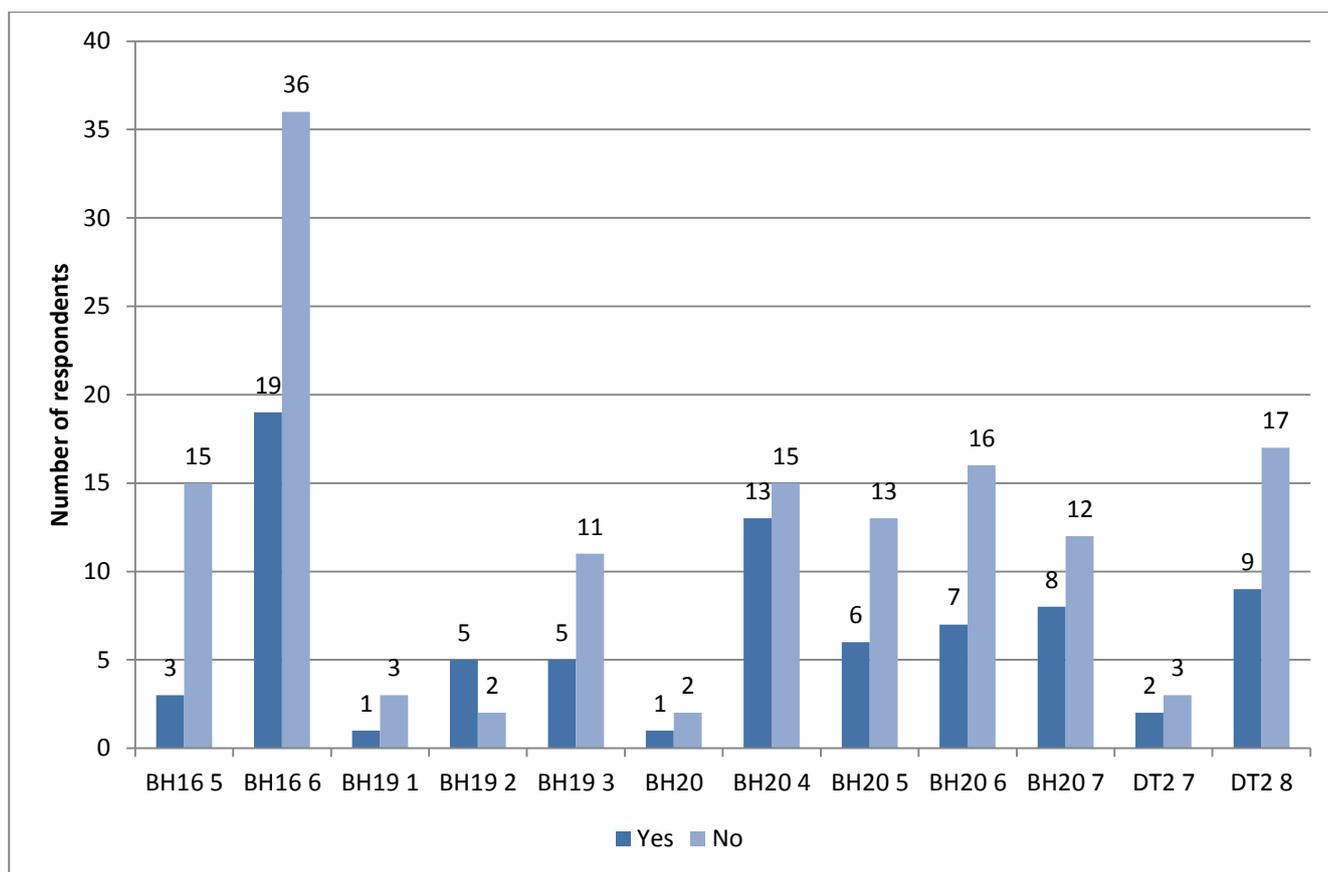


Chart 60: Postcode analysis for 5c

951. No postcode showed overall favour for safeguarding land in the green belt. The strength of opinion against this is greatest at the BH16 6 (Lytchett Matravers and Lytchett Minster) area and is also notable at the BH16 5 (Upton) area, both of which are surrounded by green belt. However, there are some interesting results that are more difficult to explain, namely that the BH19 3, BH20 5, BH20 6, BH20 7 and DT2 8 postcodes are all very clear in their lack of support, even though they do not fall within the green belt. This perhaps shows a more general belief about how the green belt should be protected from development and this belief is held regardless of where the respondent lives.

## Conclusions

952. The lack of support for safeguarding land in the green belt is clear and the Council should bear this in mind. However, the Council also has to bear in mind paragraph 85 of the NPPF, which requires councils to identify safeguarded land, 'where necessary'. Coupled with this is the PLP1 planning inspector's report, which specifically states that this would be appropriate in Purbeck.

953. Elsewhere in this issue, the Council has proposed to prepare a new background paper detailing the location and purpose of the green belt, as well as the advantages / disadvantages / consequences of allowing green belt development. This should also fully explore the merits of safeguarding land. The result should be that the Council is fully aware of the pros and cons of safeguarding land in the green belt and can make an informed decision.

### Question 5d: are there any other options that you feel should be included?

954. The range of responses is provided below.

#### **Non statutory groups and organisations**

955. Wareham Town Trust said that the Council should only consider allocating or safeguarding sites at North Wareham or Sandford if they are in addition to allocations at Swanage, Moreton and Wool. The Council needs to base its strategy around constraints and therefore cannot commit to this.

956. The Plan for Upton and Lytchett Minster (PULM) believes that land should only be released if it will lead to balanced development and that just letting developers fill in released areas of green belt could be a recipe for disaster. PULM believes that development should be out of the hands of major developers as far as possible and in the hands of small-scale local companies and individuals.

957. The Council can only release land from the green belt in exceptional circumstances. Therefore, the Council would only release land that is not performing the strategic function. The Council has no control over who develops land.

#### **Town and parish councils**

958. Wareham St Martin Parish Council agrees to releasing low grade green belt land. It also believes that there are pockets of SSSI land that have been cut off from the original larger areas by roads, buildings, etc. and these should be re-assessed and brought back into land use.

959. Such sites that are still covered by nature conservation designations are too sensitive for the Council to consider for development. However, the Council is reviewing its approach to heathland mitigation and this is covered by issue 8 ('managing internationally protected heathland').

960. Wool Parish Council argues that each area is assessed on its own merit and if it is not performing as green belt, then it should be released. If it is performing the role, it should be left.

961. The Council's green belt review looks at the merits of sites in the green belt in the context of whether or not they perform the role of green belt.

962. West Lulworth Parish Council commented on the green belt's function to provide a barrier to urban sprawl.

#### **Agents, developers and landowners**

963. This group provided a mixture of comments. One took the opportunity to promote the agent's land interests, while others said that the Council needs to explore the possibility of green belt development in order to meet objectively assessed development needs. One also said that sites released from the green belt should be sustainable.

## **Individuals and anonymous**

964. Many respondents took this an opportunity to repeat their view that the green belt is sacrosanct and should remain untouched. Others argued for and against specific sites.

### Joint working with Borough of Poole

965. A respondent believes that the Council should work with Borough of Poole to prevent development of the green belt.

966. The Council is already working closely with neighbouring authorities under the 'duty to cooperate' to establish ways to meet the housing needs of the eastern Dorset housing market area as a whole. This will be overseen by a Strategic Planning Forum. It is too early to say at the moment whether or not this would involve looking at green belt sites.

Action: take into account the recommendations of the Strategic Planning Forum.

### Focus on brownfield land

967. Many respondents believe that there is enough brownfield land in the district to warrant not looking at green belt or greenfield sites.

968. According to the Council's previously developed (brownfield) land study, there are very few useful and available sites in the district. Therefore, greenfield development will be necessary for the Council to meet its objectively assessed development needs.

### Empty properties / second homes / densifying

969. Some respondents suggest the Council compulsorily purchases empty homes and second homes and bring them back into use. Others suggest knocking down existing properties and rebuilding them more densely.

970. Compulsory Purchase Orders are generally time consuming and costly to undertake and hence may not be appropriate. Therefore, this would not be a suitable solution to the problem.

### Confusion about the green belt

971. A large number of respondents were confused about what the green belt is; its purposes; and where in the district it lies. For example, the Council received responses from residents of Winfrith Newburgh and Moreton, who do not want any development near to them and believe that their properties are surrounded by green belt. In reality, the green belt is some distance from these locations. This reflected comments made elsewhere under this issue and reinforces the Council's view that it should produce a background paper to discuss the implications of developing in the green belt or directing development towards non green belt areas; and to go into further detail about the location and function of the green belt.

Action: produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

## Conclusion

972. This question did not yield any additional options that the Council can pursue. However, the views expressed do reinforce the need for a new background paper to go into greater detail about the green belt and the advantages / disadvantages / consequences of allowing green belt development.

## Summary of actions

973. The discussion above discussed the key issues raised by all consultee groups. Appendix 10.5 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified in the appendix.

- Take into account the recommendations of the Strategic Planning Forum.
- Produce a background paper to investigate the merits of large sites, or expanding every settlement proportionally / by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
- Produce a background paper setting out the advantages / disadvantages / consequences of allowing green belt development.

## **Issue 6: Meeting employment needs**

**Option 6a: focus employment development at Dorset Green Technology Park**

**Option 6b: focus employment development at Holton Heath**

**Option 6c: focus employment development at Bovington Middle School**

**Option 6d: provide around 3ha of additional employment land at Upton**

**Option 6e: provide around 3ha of additional employment land at Sandford Lane, North Wareham**

**Option 6f: provide additional employment development at Sandford First School, Botany Bay Farm at Bloxworth and/or the Dorset County Council owned depot off the B3351 at Corfe Castle**

**Question 6a: Which option/s do you agree or disagree with and why?**

**Question 6b: should the Council identify 'safeguarded' employment land to meet future needs beyond the Partial Review?**

**Question 6c: are there any other options that you feel should be included?**

974. Respondents were asked to provide comments on the options set out, to indicate whether they agreed or disagreed and whether there were any other options that they wished to suggest.

### **Summary of responses to Issue 6: meeting employment needs**

975. The Council received a total of 306 qualitative and quantitative responses to this issue. These included a variety of responses to the six site options which suggested possible locations for additional employment development (as considered in Question 6a). Views were sought as to whether or not the Council should identify safeguarded employment land (Question 6b) and any other suggestions for the future provision of employment land in Purbeck were also invited (Question 6c). Please note, that while some respondents indicated their view for each site option (as set out in options 6a to 6f), others provided an indication of their views for particular options only and, as a result, some site options received more responses than others. The overall response is considered further below.

### **Summary of responses to Question 6a: which option/s do you agree or disagree with and why?**

976. The Council received a total of 288 quantitative responses to the six options set out (6a – 6f). The response is shown in the chart below:

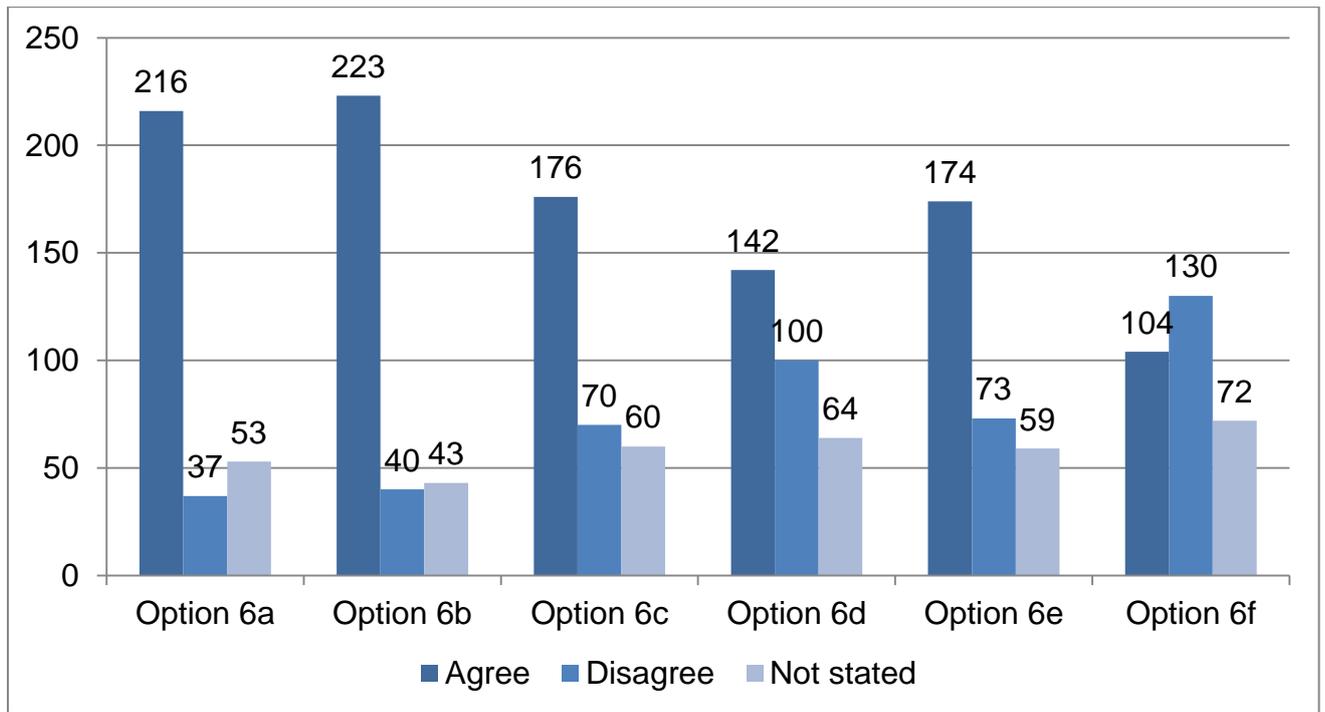


Chart 61: Responses to options 6a to 6f

977. In general, the level of agreement expressed in response to each option has exceeded the level of disagreement. However, an exception to this is the response made to Option 6f (to provide additional employment land at Sandford First School, Botany Bay Farm at Bloxworth and/or the Dorset County Council owned depot off the B3351 at Corfe Castle), as more respondents disagreed than agreed with this option. The response to each option is considered further below and a summary of the comments and suggestions made is provided in Appendix 10.6.

978. Some comments concerned the potential impact of development at particular sites. For example, Natural England and Historic England (previously known as English Heritage) have each expressed some potential concern for several of the site options included. Some other organisations have also made site specific representations (although these often relate closely with their respective promotional interests).

979. Around six per cent of the responses received by the Council did not indicate a preference for future development at *any* of the individual site options. Instead, comments were either very general and could be applied anywhere, detailed concern with particular site options, or suggested the consideration of a wider range of development options.

980. The responses made to each option are considered further below.

### Option 6a: to focus employment development at Dorset Green Technology Park (DGTP)

981. The majority of responses received by the Council were in agreement with this option. The results are shown in Chart 62 below:

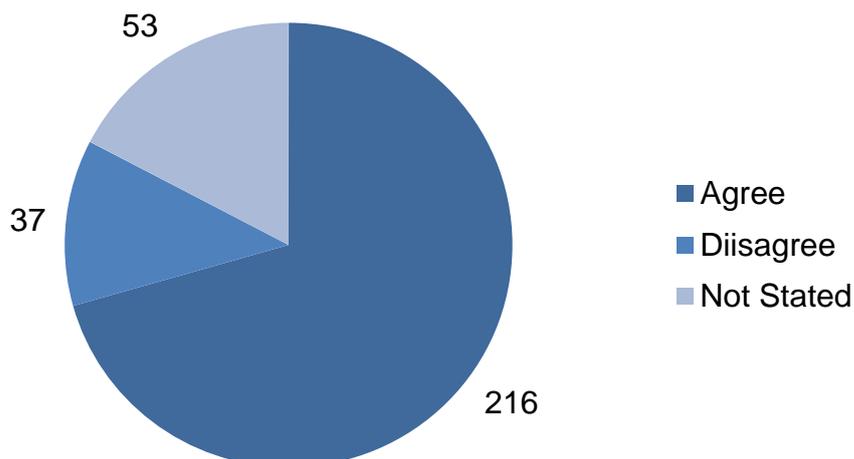


Chart 62: Responses to option 6a

982. Around 70% of respondents agreed with this option, around 12% disagreed and about 17% did not state a view.

983. The Council received several responses from statutory bodies in response to this option:

- The Homes and Communities Agency (HCA) expressed support for further employment development at this site. The HCA has a freehold interest for a significant part of this site and it is keen to help bring further development forward at this location.
- Natural England expressed concern regarding the important biodiversity constraints at Dorset Green. The concerns expressed related to restoration objectives and the need to conserve existing biodiversity assets. As the site is located close to European and international heathland sites, Natural England state that it is important to avoid any harmful impact on these sites as a result of additional development at Dorset Green. Drainage from the employment land will need to be carefully controlled in order to avoid harm to the River Frome Site of Special Scientific Interest (SSSI). It will also be important that additional levels of transport congestion should be avoided in order prevent harm to the specially protected heathland sites elsewhere in Purbeck. Natural England advises that the authority should consider providing a clear allocation plan showing the land available for employment as well as land where biodiversity restoration objectives will be a priority in order to direct land use at this site in an appropriate way.
- Dorset County Council, a Duty to Co-operate body made a response, with the Minerals and Waste Team advising that minerals safeguarded areas lie in proximity to the site and that there may be some potential for a waste transfer and/or waste depot facilities to be located at the site.

984. The following town and parish councils were in agreement with Option 6a (to provide additional employment development at Dorset Green Technology Park): Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council, Wareham St Martin Parish Council, Winfrith Newburgh and

East Knighton Parish Council, Wool Parish Council, Wareham Town Council and Lytchett Minster and Upton Town Council.

985. The following other organisations also expressed agreement with option 6a: E.S. Group, Fowler Fortescue, J. Spiller and sons Ltd, S. Tooley Ltd and Wareham Town Trust

986. No town or parish councils expressed disagreement with this option, although some organisations, such as Sibbert Gregory and Birchmere Ltd did disagree (as both organisations favoured employment land promotions elsewhere).

- RSPB have raised the need to take account of the environmental impact of any further employment development at Dorset Green, where there are wider nature conservation interests. The need for more assessment work to help inform the site selection process was suggested and reference drawn to the recent Planning Appeal at Canford Road, Poole, where the potential impact of such development was highlighted.
- Dorset Wildlife Trust (DWT) expressed some support for the development of employment at existing 'brown field' sites, although advised that a full assessment of the effect of any new development on nearby wildlife sites and that the existing wildlife interest at Dorset Green would need to be recognised. DWT maintain that previously developed land can have significant environmental value and that the National Planning Policy Framework recognises this (core planning principles, paragraph 17, and paragraph 111). DWT suggest that where a significant environmental value is demonstrated that the presumption in favour of development at 'brownfield' sites should not apply.

### Option 6b: to focus employment development at Holton Heath

987. The majority of responses received by the Council were in agreement with this option. The results are shown in Chart 63 below:

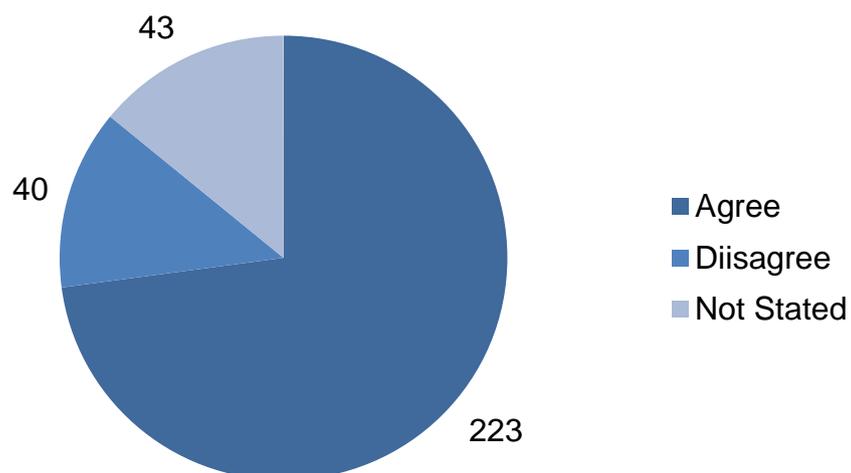


Chart 63: Responses to option 6b

988. Around 73% of respondents agreed with this option, while 13% disagreed and 14% did not state a view.

989. The Council received several responses from statutory bodies in response to this option:

- Historic England (previously English Heritage) expressed concern that the option for development at Holton Heath should have regard for the historic environmental assets associated with the Royal Naval Cordite factory site.
- Natural England raised several concerns: Option 6b Holton Heath, the trading park currently covers 35ha. Natural England note that the authority has indicated an area of 10ha in addition to the trading park. It is unclear to Natural England if the 3.7ha of previously developed land (PDL) at Admiralty Park represents an additional area or is considered to be a part of the overall 10ha proposed. Natural England has met with promoters and the authority to consider this area. As the consultation notes the trading park lies in very close proximity to European and internationally designated heathlands as well as sites which are of high biodiversity value and identified as a Site of Nature Conservation Interest (SNCI). The promoter has identified an area of land in Additional Employment Land Background Paper App1. Map 3. However this proposal does not secure suitable biodiversity gain (defragmentation of priority habitats) relative to their land holdings. Natural England is further concerned that the biodiversity sensitivities of this area, its past use and effective future layout should be brought together into a master-plan setting out future employment, transport and biodiversity requirements to provide certainty of delivery and long term sustainability for the trading park.
- Dorset County Council, a Duty to Co-operate body, has made several responses in response to this option. Comments were received from both the Archaeology and Minerals and Waste departments. The Senior Archaeologist expressed concern regarding any future development at Holton Heath on account of the value of historic environment (which includes scheduled monuments and listed structures). The Minerals and Waste Team have also advised that some mineral safeguarding areas lie in proximity to this site and that there may be potential for waste transfer and/or waste depot facilities to be located at this site.

990. The following town and parish councils were in agreement with Option 6b (to provide additional employment development at Holton Heath): Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council, Wareham St Martin Parish Council, Winfrith Newburgh and East Knighton Parish Council, Wareham Town Council and Lytchett Minster and Upton Town Council

991. The following other organisations expressed agreement with option 6b: Birchmere Ltd, Bloor Homes, J. Spiller and sons, Sibbert Gregory Ltd, S. Tooley Ltd, South Lytchett Estate and Wareham Town Trust.

992. In addition, several other organisations have provided a response to this option. The Royal Society for the Protection of Birds (RSPB) suggest that there is a need to take account of the environmental impact of any further employment development at Holton Heath, due to the wider nature conservation interests. RSPB suggest that there is a need for more assessment work to help inform the site selection process and reference was drawn to the recent Planning Appeal at Canford Road, Poole, where the potential impact of such development on nature conservation interests was highlighted.

993. Dorset Wildlife Trust (DWT) expressed some support for the development of employment at existing 'brown field' sites, although advised that a full assessment of the effect of any new development on nearby wildlife sites and that the existing wildlife interest at Holton Heath should be recognised. DWT maintain that previously developed land can have significant environmental value and where this is the case, as at Holton Heath, the National Planning Policy Framework (core planning principles, paragraph 17, and paragraph 111) means that the presumption in favour of 'brownfield' land should not apply.

### Option 6c: to focus employment development at Bovington Middle School

994. The majority of responses received by the Council were in agreement with this option and the results are shown in Chart 64 below:

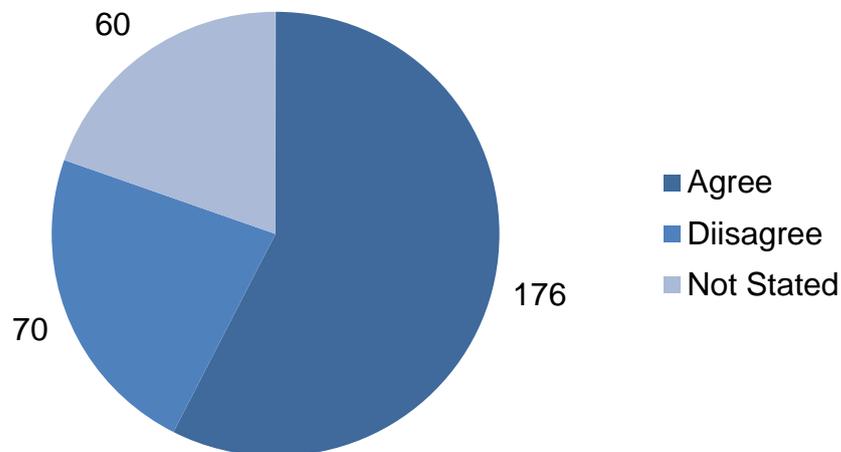


Chart 64: Responses to option 6c

995. Around 57% of respondents were in agreement with this option, while around 23% disagreed and around 19% did not state a view.

996. None of the statutory bodies expressed a view on this option.

997. The following town and parish councils were in agreement with Option 6c (to provide additional employment development at Bovington Middle School): Church Knowle Parish Council, Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council, Wareham St Martin Parish Council, Winfrith Newburgh and East Knighton Parish Council and Lytchett Minster and Upton Town Council. The following organisations also expressed agreement with option 6c: S. Tooley Ltd and Wareham Town Trust

998. Organisations including: Wool Parish Council, Wareham Town Council, J. Spiller and sons Ltd and Birchmere Ltd all expressed disagreement with this option.

999. Dorset County Council (the landowner) suggested that the potential for housing development at this location might also be explored.

### Option 6d: to focus employment development at Upton

1000. The majority of responses received by the Council were in agreement with this option. The results are shown in Chart 65 below:

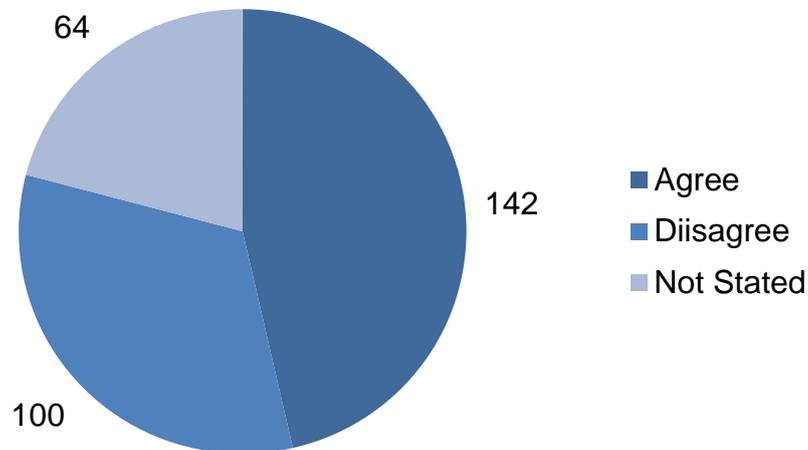


Chart 65: Responses to option 6d

1001. Around 46% of respondents were in agreement with this option, while around 32% disagreed and 21% did not state a view.

1002. None of the statutory or Duty to Co-operate bodies expressed a view on this option.

1003. The following town and parish councils were in agreement with Option 6d (to provide additional employment development at Upton): Corfe Castle Parish Council, Lytchett Matravers Parish Council and Wareham St Martin Parish Council. The following organisations also expressed agreement with option 6d: Fowler Fortescue, S. Tooley Ltd, Wareham Town Trust and Wyatt Homes.

1004. Disagreement to this option was expressed by: Lytchett Minster and Upton Town Council, Wareham Town Council, Church Knowle Parish Council, Kimmeridge Parish Meeting, J. Spiller and Sons Ltd, Birchmere Ltd and Plan for Upton and Lytchett Minster.

### Option 6e: to focus employment development at Sandford Lane, North Wareham

1005. The majority of responses received by the Council were in agreement with Option e. The results are shown in Chart 66 below:

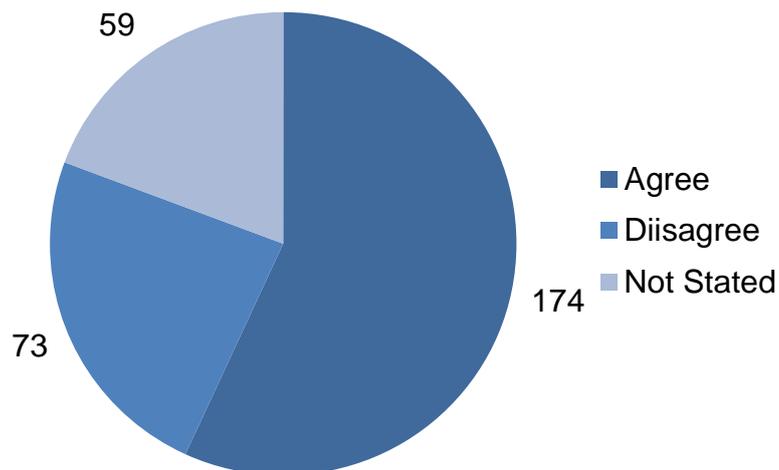


Chart 66: Responses to option 6e:

1006. Around 57% of respondents agreed with this option, while around 24% expressed disagreement and 19% did not state a view.

1007. The following town and parish councils were in agreement with Option 6e (to provide additional employment development at Sandford Lane): Corfe Castle Parish Council, Kimmeridge Parish Meeting, Lytchett Matravers Parish Council, Wareham St Martin Parish Council, Wareham Town Council and Lytchett Minster and Upton Town Council.

1008. Church Knowle Parish Council expressed disagreement with Option 6e.

1009. The following organisations expressed agreement with option 6e: Dorset AONB Team, E.S. Group, Fowler Fortescue, J. Spiller and sons Ltd, Pro-vision Planning, S. Tooley Ltd and Wareham Town Trust.

### Option 6f: to focus employment development at Sandford First School, Botany Bay Farm at Bloxworth and/or the Dorset County Council-owned depot off the B3351 at Corfe Castle

1010. The Council received a mixed response to this option. The results are shown in Chart 67 below.

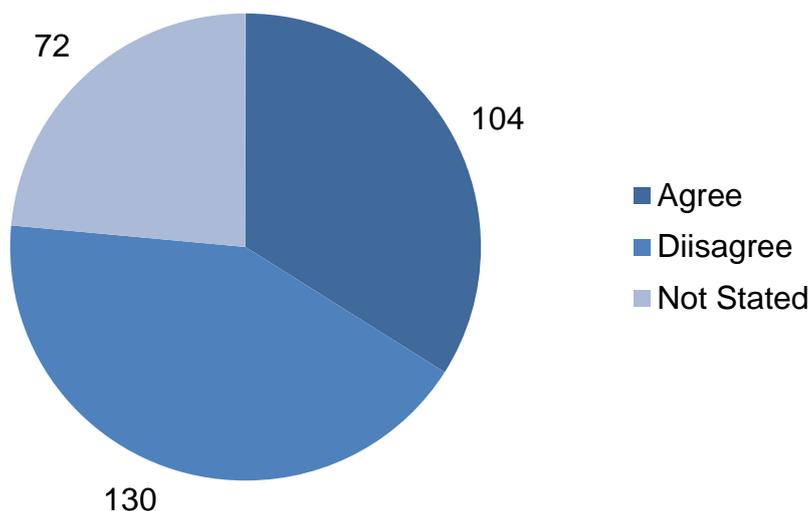


Chart 67: Responses to option 6f

1011. Around 34% of respondents expressed support for this option, while 42% disagreed and 23% did not state a view. A larger proportion of respondents expressed disagreement to this option compared with the other options (these ranged between 12% and 32%). One factor to consider is that Option 6f was the only one to include more than one site, as this included three different sites spread widely across the district.

1012. None of the statutory bodies expressed a view on this option.

1013. The following town and parish councils expressed agreement to this option: Corfe Castle Parish Council, Kimmeridge Parish Meeting and Lytchett Matravers Parish Council. The only other organisation to express agreement with this option was J. Spiller and Sons Ltd.

1014. Disagreement to Option 6f was expressed by Wareham St Martin Parish Council, Church Knowle Parish Council, Wareham Town Council, and Wareham Town Trust.

1015. Where agreement or disagreement has been indicated in response to Option 6f, it is not possible to differentiate whether this applies to a particular site within the option (unless there were accompanying comments to specify this). As a result, an indication of agreement or disagreement has been taken to apply to all three sites unless otherwise stated.

## Summary of responses to Question 6b: should the Council identify 'safeguarded' employment land to meet future needs beyond the Partial Review?

1016. The Council received a total of 242 responses to this issue. The results are set out in chart 68 below:

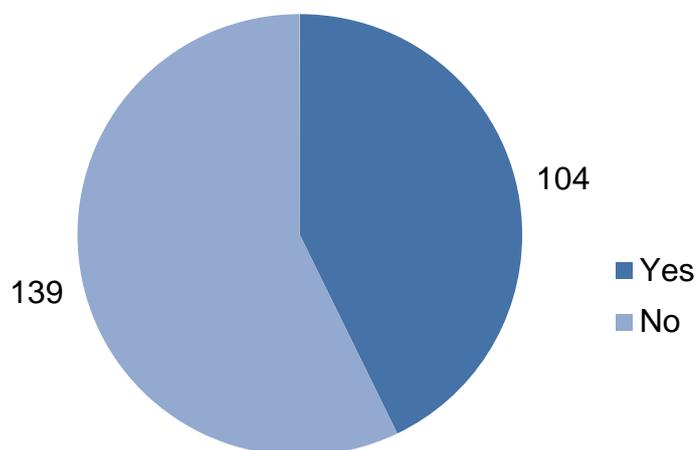


Chart 68: Responses to question 6b

1017. The Council did not receive any comments from statutory or Duty to Co-operate bodies in response to this question.

1018. The following Town and Parish Councils supported the option to identify additional land to safeguard for employment use: Corfe Castle, Kimmeridge and Wool.

1019. Disagreement with this option was expressed by: Affpuddle and Turnerspuddle Parish Council, Church Knowle Parish Council, Lytchett Matravers Parish Council, Lytchett Minster and Upton Town Council, Wareham Town Council and Worth Matravers Parish Council.

1020. The Council received a response from a total of five agents, developers or land owners. These included; J. Spiller and Sons Ltd, Provision Planning and Design, Sibbert Gregory and the South Lytchett Estate - who all agreed that the Council should continue to identify areas to safeguard for future employment use beyond the plan period, while Fowler Fortescue disagreed.

1021. A total of four non statutory and other organisations provided a response, S. Tooley Ltd, PULM and Wareham Town Trust were in agreement, while the Dorset AONB Team disagreed. The responses are shown in Chart 69.

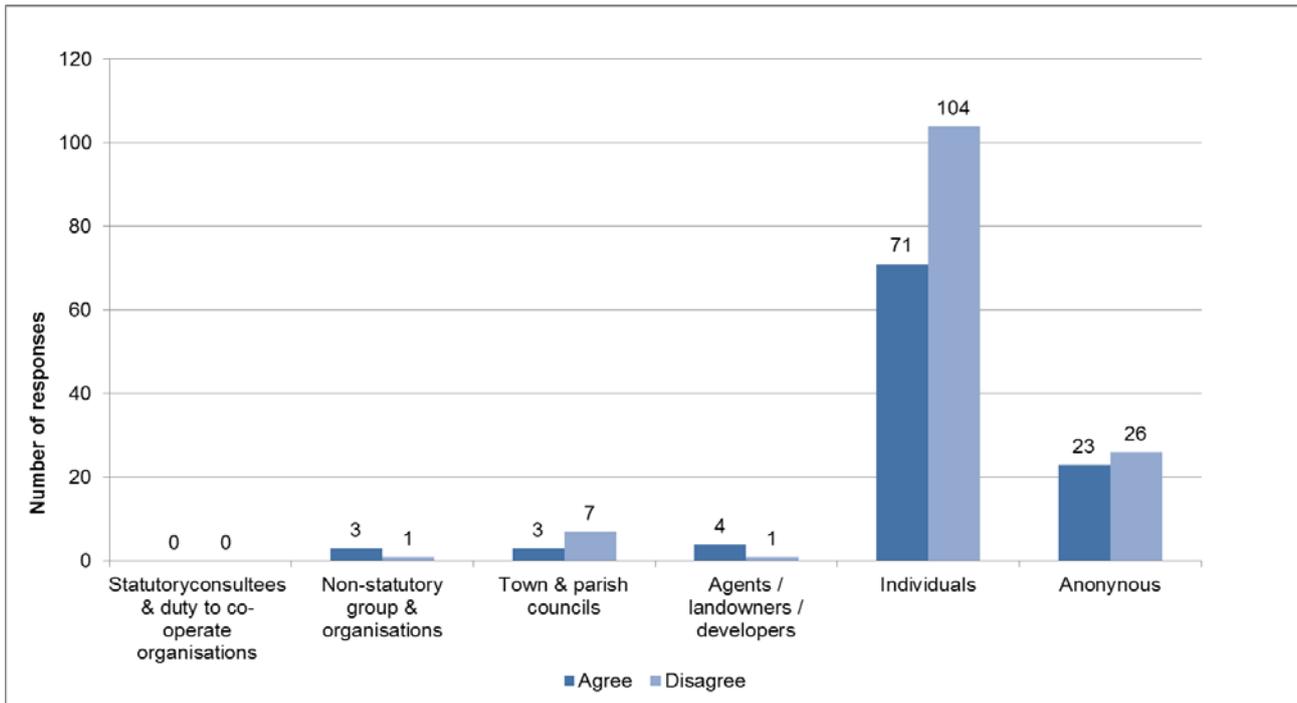


Chart 69: Responses to question 6b by specified groups

1022. A range of comments were received from residents and a summary is provided in Appendix 10.6. The majority of responses were from individuals (around 92%), with some anonymous examples (11%).
1023. Responses were received from across the district, with around 39% from the Wareham area (BH20 post code), 28% from Lytchett Matravers and Upton (BH16 and BH17 post code areas), 10% from the Swanage area (BH19 post code) and 10% from the west of Purbeck area (DT2 post code).

## Summary of responses to Question 6c: Are there any other options that you feel should be included?

1024. The Council received a total of 40 responses to this question. These included a range of 22 different suggestions - which are set out in the graph below:

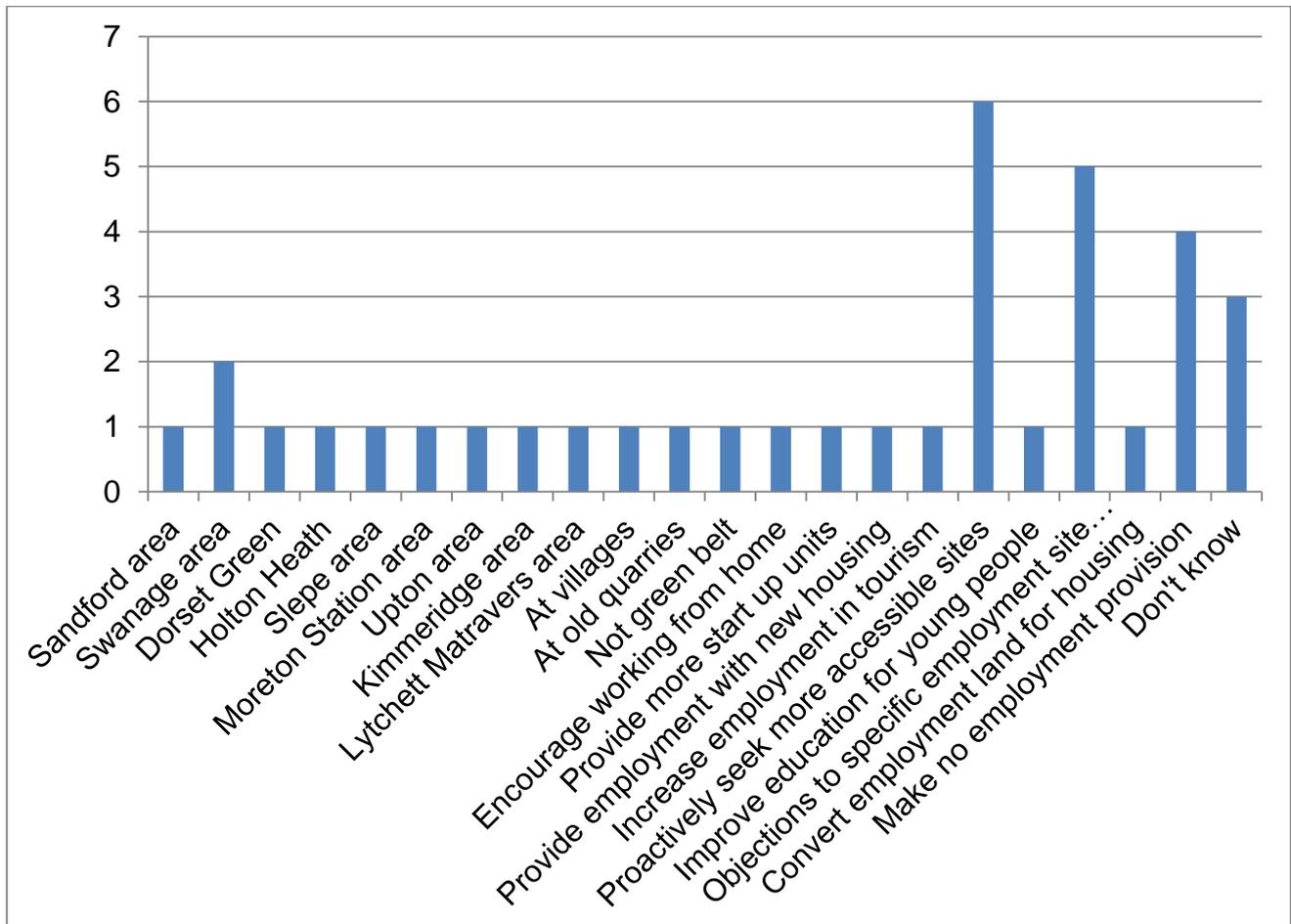


Chart 70: Suggestions made in response made to Question 6c.

1025. The largest group of respondents (15%) suggested that more accessible locations should be sought for any new employment sites. A significant number (12.5%) expressed objection to a variety of the site options considered in Question 6a. The third largest group (10%) suggested making no additional employment land provision, while around seven per cent of the respondents did not know where new employment should be located. Five per cent of the respondents considered that more employment provision should be made within the Swanage area. There were seventeen additional suggestions (each made by a single but different respondents). Some of these suggestions included sites which were already under consideration (such as at Dorset Green and Holton Heath). Others suggested village locations or specific areas (such as areas around Moreton Station, Slepe or Lytchett Matravers). There were also suggestions to develop employment and tourism facilities at former sand and gravel quarries and more generally to help improve education and training for young people.

1026. The Council did not receive any comments from statutory or Duty to Co-Operate bodies in response to Question 6c.

1027. Lytchett Matravers Parish Council suggested that small scale employment development at village locations should be considered, Kimmeridge Parish Meeting suggested the redevelopment of some former farm buildings around the parish, while Morden Parish Council were not aware of any additional options to consider. Swanage Town Council expressed concern at the potential loss of employment land at the King's Court depot site and suggested that this should be replaced with new provision located within the Swanage area.
1028. The Council also received suggestions from agents or developers for consideration of employment development adjacent to Moreton Station (by Fowler Fortescue) and Camp Farm, Sandford (by J. Spiller and Sons Ltd).
1029. The responses to Question 6c were made mainly by individuals (70%), with some additional anonymous responses (10%) and land owners, agents or developers (around 7%). The respondents came from across the district, with 35% from Wareham area (BH20 post code), 30% from the Upton and Lytchett Matravers area (BH16 and BH17 post code), 10% from the Swanage area BH19 post code) and around 7% from the west of Purbeck (DT2 postcode).

### Key issues raised to Questions 6a-c

1030. There are three key issues arising;

- which of the proposed options are most appropriate to take forward
- whether or not the Council should continue to identify safeguarded employment land beyond the plan period
- whether any additional suggested options should be included

1031. Overall, the highest levels of agreement from respondents were indicated for Option 6a Dorset Green (70%) and Option 6b Holton Heath (72%). However, the relevant statutory bodies have indicated some potential concern to additional levels of development at these options. This is due to the level of environmental interest and sensitivities at the Dorset Green site and the surrounding area, and the high sensitivity of the environmental and archaeological interests at and around the Holton Heath site. Natural England and Historic England (previously known as English Heritage) have advised that careful consideration will be needed for these aspects when considering any future development at these locations.

1032. The level of disagreement expressed by individuals in response to the options presented in Issue 6 has ranged from around 12% for Option 6a to 42% for Option 6f. A summary of the reasons provided is set out in Appendix 10.6.

### Officer response to Questions 6a-c

#### Question 6a

1033. Officers consider that concerns raised by the statutory bodies in relation to the level of future development to be delivered at Dorset Green (Option 6a) and Holton Heath (Option 6b) are potentially significant. Such issues will therefore need to be considered during the assessment of the development options at these sites. This should help to

inform the most appropriate level of any future employment development at these locations.

1034. The proportionately higher level of disagreement made in response to Option 6f may be the result of the inclusion of three separate and unrelated sites being considered together. This may have disproportionately increased the level of disagreement expressed. However, the three options will all require further consideration prior to any final decision on the location of future employment development.

**Question 6b:**

1035. The Council will undertake a variety of studies to inform the preparation of the plan. These will help to provide an up to date understanding of current needs and predicted future requirements for employment. Whilst the Council is aware of the significance of tourism related activities and businesses across Purbeck, it is not considered that safeguarding employment land would prevent the future expansion and diversification of tourism related businesses.

1036. Officers consider that it is likely to be useful to identify employment land to be safeguarded in the long term. It is important that areas can be made available for employment development in a flexible way and offer the market a sufficient choice of site sizes and locations. Such provision will help to ensure the continued economic prosperity of the area and to provide local employment opportunities. Despite this, it is important that areas with very limited potential for development should not be safeguarded in the long-term. As a result, any provision identified for beyond the plan period should be kept under review in order to take account of any significant changes in market conditions.

**Question 6c**

1037. The range of suggestions received have included some options already under consideration (for example, Options 6a and 6b), as well as some that cannot be addressed directly through policy or site allocation work. However, all suggestions will be considered further where appropriate.

**Actions for Question 6**

1038. There are four actions arising from the response made to the three questions (6a to 6c):

**Action 1:** The need for further assessment of the potential impact on the sensitive environmental interests at and around the sites of Dorset Green and Holton Heath;

**Action 2:** The need to undertake a Strategic Employment Land Availability Assessment in order to produce a full and up-to-date study of the potential future employment land development options across the district (this will consider sites detailed in Options 6a to 6f in further detail);

**Action 3:** The need to undertake a review of the existing employment site area allocations in order to ensure that these are accurately and appropriately defined in light of information from the action above;

**Action 4:** To consider further suggestions made in response to Question 6c (are there any other options that you feel should be included?) which will not be addressed directly by the above work or the allocation of additional employment land. The relevant suggestions include:

- to encourage increased levels of home working
- to encourage improved training opportunities and;
- to increase the provision of rural workspace around the District.

## Issue 7: Meeting retail needs

**Option 7a: deliver up to an additional 600sqm (net) food retail floor space**

**Option 7b: deliver more than an additional 600sqm (net) food retail floor space**

**Question 7a: Which option do you agree or disagree with and why?**

**Question 7b: where do you think any additional floor space should go, e.g. focussed at one particular settlement, spread across the district, or an out of town facility?**

**Question 7c: are there any other options that you feel should be included?**

1039. Respondents were asked to provide comments on the two options set out, indicating whether they agreed or disagreed, where they thought that additional retail development should go and whether there were any other options that they wished to suggest.

### Summary of responses to Issue 7:

1040. The Council received a total of 284 responses to this question. The responses made to Question 7a relate directly to the options offered and these are considered in turn below:

### Response to Question 7a: which options do you agree or disagree with and why? Option 7a: deliver up to an additional 600sqm (net) food retail floor space

1041. The responses made to option 7a included 141 in agreement, 107 in disagreement and 35 did not specify. The results are set out below in Chart 71:

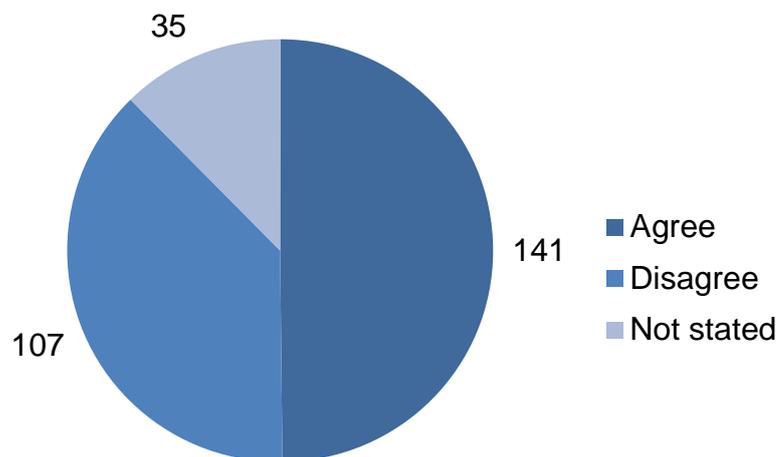


Chart 71: Response to option 7a

1042. The level of agreement represents around 50% of the responses made, the disagreement represents around 38%, while around 12% of responses made no indication.

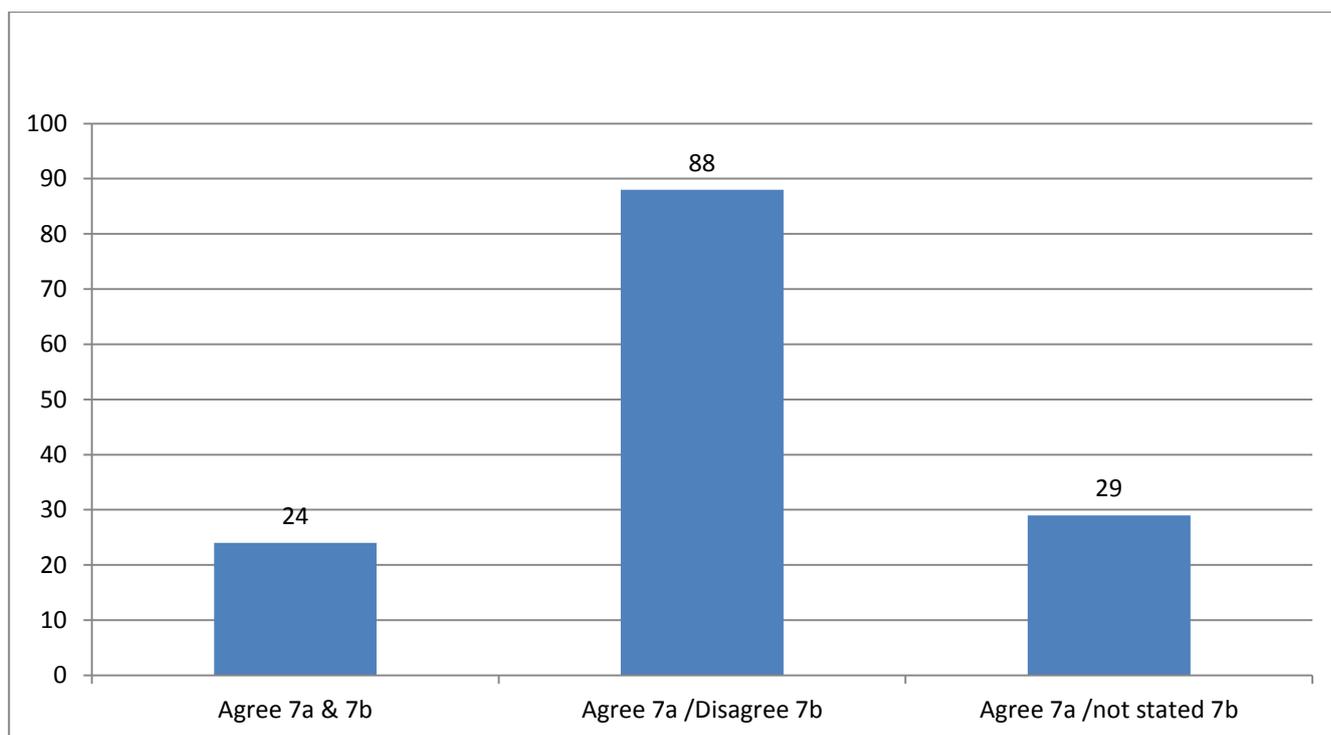


Chart 72: Responses to Question 7a

1043. The majority of respondents expressing agreement with option 7a disagreed with option 7b (around 62%). The respondents who expressed agreement with both options formed a minority of this group (around 17%), while a slightly higher number of respondents expressed agreement with option 7a, but did not indicate a view for option 7b (around 20%).
1044. None of the statutory bodies made a response to this issue. However, Affpuddle and Turnerspudde PC, Corfe Castle PC, Wareham St Martin PC, Wareham TC and Wool PC expressed agreement with option 7a. In contrast, Lytchett Matravers PC, Upton and Lytchett Minster TC and Swanage TC all expressed disagreement with option 7a.
1045. Local organisations including J. Spiller and Sons, Sibbert Gregory and Wareham Town Trust all expressed disagreement with option 7a.
1046. A wide range of comments were also received from residents and a summary is provided in Appendix 10.7. The support expressed for option 7a came from across Purbeck, with the highest levels jointly from the Wareham and central Purbeck (BH20 postcode) and the Upton, Lytchett Minster and Lytchett Matravers area (BH16 postcode). Lower levels of additional support came from the Swanage area (BH19 postcode) and west Purbeck (DT2 postcode).
1047. The Co-operative group submitted a response suggesting that the approach set out by the Council in Issue 7 was not appropriate. The Co-Operative group suggested that the Council should have included an additional option ‘to provide for less than 600sqm of additional retail growth’ and also considered the wider context of encouraging the prosperity and health of the town centres.
1048. Savills submitted a response suggesting that the Council had not considered the needs of the district in Issue 7. Savills suggest that an option to explore further retail growth at

both Wareham and Swanage should have been included. This could have included higher levels of growth through the provision of a new store at each town (although they acknowledged that this would depend upon the availability of appropriate sites).

### Option 7b

1049. The Council received 141 responses to option 7b. Of these, 70 were in agreement, 165 disagreed and 48 did not specify. The results are set out below in Graph 73:

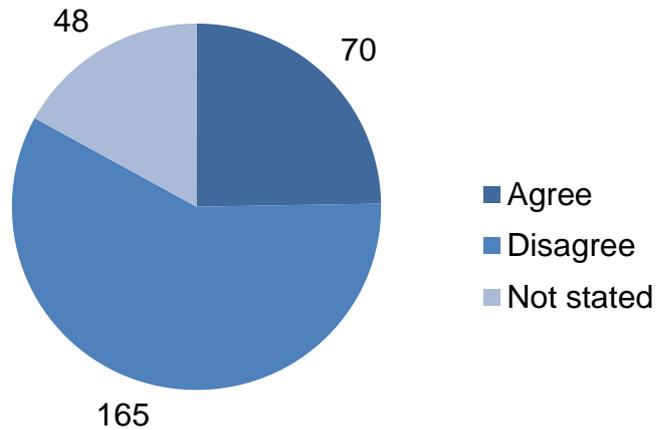


Chart 73: Responses to option 7b

1050. The level of agreement represents around 25% of the responses made, the disagreement represents around 58%, while around 17% of responses made no indication. The relationship between the agreement and disagreement between option 7a and option 7b is explored further in the graph below:

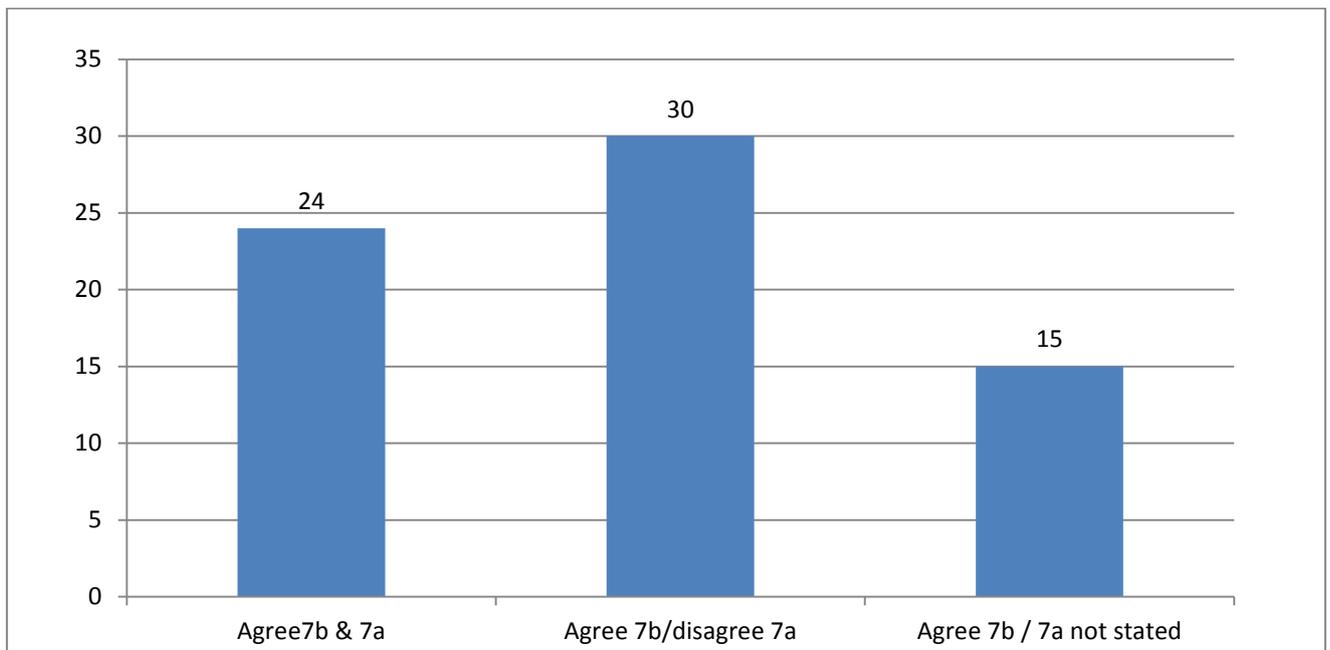


Chart 74: Patterns in the response to option 7b with option 7a

1051. The largest group of respondents who expressed agreement with option 7b disagreed with option 7a (43%), around 35% of respondents who agreed with both options and

around 22% agreed with option 7b but did not state a view for option 7a. The respondents who expressed agreement with option 7b, but disagreed with option 7a suggested that more than 600sqm of additional retail floor space should be provided.

1052. None of the statutory bodies made a response to this issue. However, Wareham St Martin PC and Wool PC both expressed agreement with option 7b. In contrast, Corfe Castle PC, Lytchett Matravers PC, Worth Matravers PC, Wareham TC, Swanage TC and Upton and Lytchett Minster TC all expressed disagreement with option 7b.
1053. Local organisations including S. Tooley Ltd, J Spiller and Sons, Sibbert Gregory and Chapman Lilly Planning all expressed agreement with option 7b. In contrast, the Dorset AONB Team and Wareham Town Trust both expressed disagreement with option 7b.
1054. A wide range of comments were also received from residents and a summary is provided in Appendix 10.7. The support expressed for option 7b came from across Purbeck, with the highest levels jointly from the Wareham and central Purbeck (BH20 postcode) and the Upton, Lytchett Minster and Lytchett Matravers area (BH16 postcode). Lower levels of additional support came from the Swanage area (BH19 postcode) and west Purbeck (DT2 postcode). The disagreement expressed to option 7b also came from across Purbeck and followed a very similar pattern to the level of agreement discussed above.

## Response to Question 7b: where do you think that additional floor space should go, e.g. focussed at one particular settlement, spread across the district, or an out of town facility?

1055. The Council received a total of 215 responses to this question. A total of thirteen response types were made and these are set out in chart 75 below:

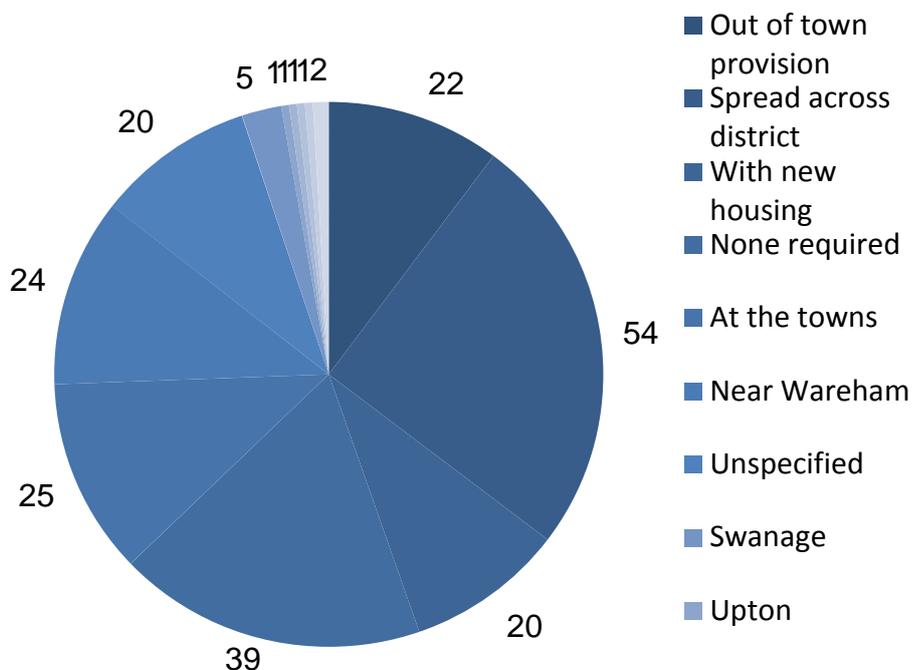


Chart 75: Question 7b: Where do you think additional retail floor space should go?

1056. The largest group favoured spreading retail development around the district (25%), followed by at the towns (12%), near Wareham (11%) and an out of town location (10%). Around 18% felt that there was no need to provide any additional retail development and a further 9% favoured growth but did not specify where this should be located.

1057. The responses favouring near Wareham and spread across the district included support and opposition for an out of town store.

## Response to Question 7c: are there any other options you feel should be included?

1058. The Council received 38 responses to this question. Many of the suggestions made repeated some of the options suggested in response to Questions 7a: which option do you agree or disagree with and why? And Question 7b: where do you think additional floor space should go? In addition to the above, other suggestions included: meeting any additional retail need through farm shop development around larger villages, combining existing supermarkets at Wareham to release space, to encourage the growth of small independent traders and to consider markets. The range of suggestions are set out in Appendix 10.7.

## Key issues raised to Question 7

1059. The main issue concerns which of the two options set out in Issue 7 would be most appropriate. There was a strong level of support from individuals for the delivery of up to 600sqm of additional retail floor space, but the local organisations expressing a view favoured provision of a higher level of additional retail floor space. Fewer Town and Parish Councils agreed with the delivery of more than 600sqm of additional retail floor space. There was a division of opinion from individuals concerning any out of town provision, with similar proportions expressing agreement and disagreement to this approach.
1060. Two organisations suggested that the Council had not considered the retail requirements fully enough in Issue 7. The Co Operative Group suggested that a wider approach to the health of the town centres should have been included

### Officer response to Question 7

1061. Officers consider that the options for any additional retail growth will need to be considered in more detail. National policy and PLP1 Policy RP: Retail Provision will require town centre options to be considered ahead of other options.
1062. Officers consider the suggestion that the needs of the District have not been adequately addressed through Issue 7 are not proven. A review of the town centre boundaries within the District is underway and officers consider that it is necessary to explore the delivery of additional retail floor space in order to ensure that an appropriate level of provision can be identified through the plan. The 2014 Poole and Purbeck Retail Study actually identifies a floor space range which could potentially be delivered in a variety of ways. The suggestions to provide significantly than the identified requirement (for example by expanding supermarkets at each town and making additional out of town provision at Swanage and Wareham) has not yet been justified and the implications of such growth in terms of impact on the health and well being of the town centres would need careful investigation before this approach can be considered further.

### Actions for Question 7

1063. The main action arising from this issue is to explore further the most appropriate option/s for the provision of future retail floor space in Purbeck. This will need to include further town centre assessment work (which for Swanage is being undertaken through the Swanage Local Plan). Following this, other options should be considered if no appropriate town centre or edge of town centre sites are identified.

#### Action:

1064. To consider the development options for additional retail floor space further through the Partial Review process.

## Issue 8: Managing internationally protected heathlands

**Question 9a: do you agree with the Council’s current approach of not allowing specific types of development between 0 – 400 m of a heath?**

**Question 9a: do you agree with the Council’s current approach to mitigating development between 400m and 5km of a heath through alternative open space and other mitigations?**

1065. The questions asked respondents whether they agree or not to the current approach of not allowing specific types of development between 0 and 400m of a heath, and mitigating development between 400m and 5 km through alternative open space and other mitigation. As the consultation on the heathland SPD1 overlapped with the Partial Review Issues and Options we have also considered 18 comments made during the consultation on the heathland SPD which were more relevant to the Partial Review than the Heathland SPD.

### Summary of comments

1066. Of the 484 respondents 347 answered the questions and/or made comments on issue 8. This includes 18 town or parish councils, 6 statutory or duty to co-operate organisations, 14 agents/landowners/developers, 11 non statutory groups or organisations, 238 individuals and 60 anonymous responses.

1067. It is clear that that the majority of respondents (over 75%) agree that the current approach of not allowing specific types of development between 0 and 400m of the heath should be maintained. It also shows that the majority of just over 60% agree with mitigating development between 400m and 5 km. The chart below shows the combination of all the response to question 8a (the 400m zone) and 8b (the 400m – 5km zone).

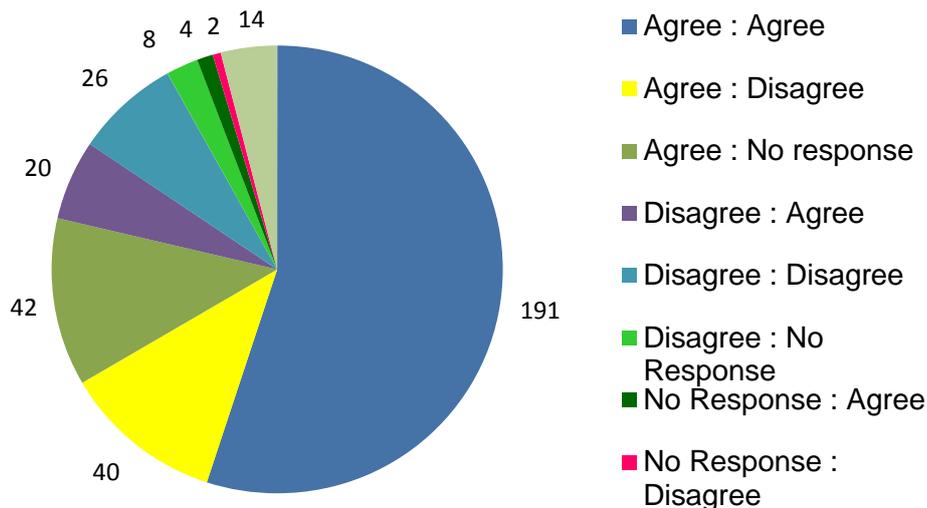


Chart 76: Combined response to 400m exclusion zone and 400m – 5km mitigation zone

<sup>1</sup> Consultation on the joint Dorset Heathland Planning Framework 2015-2020 Supplementary Planning Document took place between 7 Jan – 18 Feb 2015 and was co-ordinated by the Borough of Poole

**Statutory and Duty to Co-operate Organisations and Groups**

1068. All of the statutory agencies support the retention of the 400m exclusion zone and mitigation between 400m and 5km, including Dorset County Council who didn't select the 'agree' options but drew attention to the current stance of Natural England that development should only take place beyond the 400m heathland buffer.

1069. They also highlighted that the 400m zone was established following robust research into how heathland is affected when houses are built in near proximity and emphasised that this is accepted as an approach which allows development to take place in south east Dorset while fulfilling our duty as planning authorities under the Conservation of Habitats and Species Regulations 2010 and National Planning Policy Framework 2012.

1070. The Borough of Poole also supported this view and reinforced the legislation, both national and European, the evidence underpinning the approach and lack of any new evidence and the track record of the current partnership approach.

1071. Natural England emphasised that the approach is supported by a substantial and scientifically robust evidence base which has been tested at Local Plan EIPs, Public Inquiries and numerous public hearings determined by competent authorities from the Secretary of State to the Planning Inspectorate as well as by Purbeck District Council.

1072. The Homes and Communities Agency supported the current approach as a way of being able to bring housing forward near Wool.

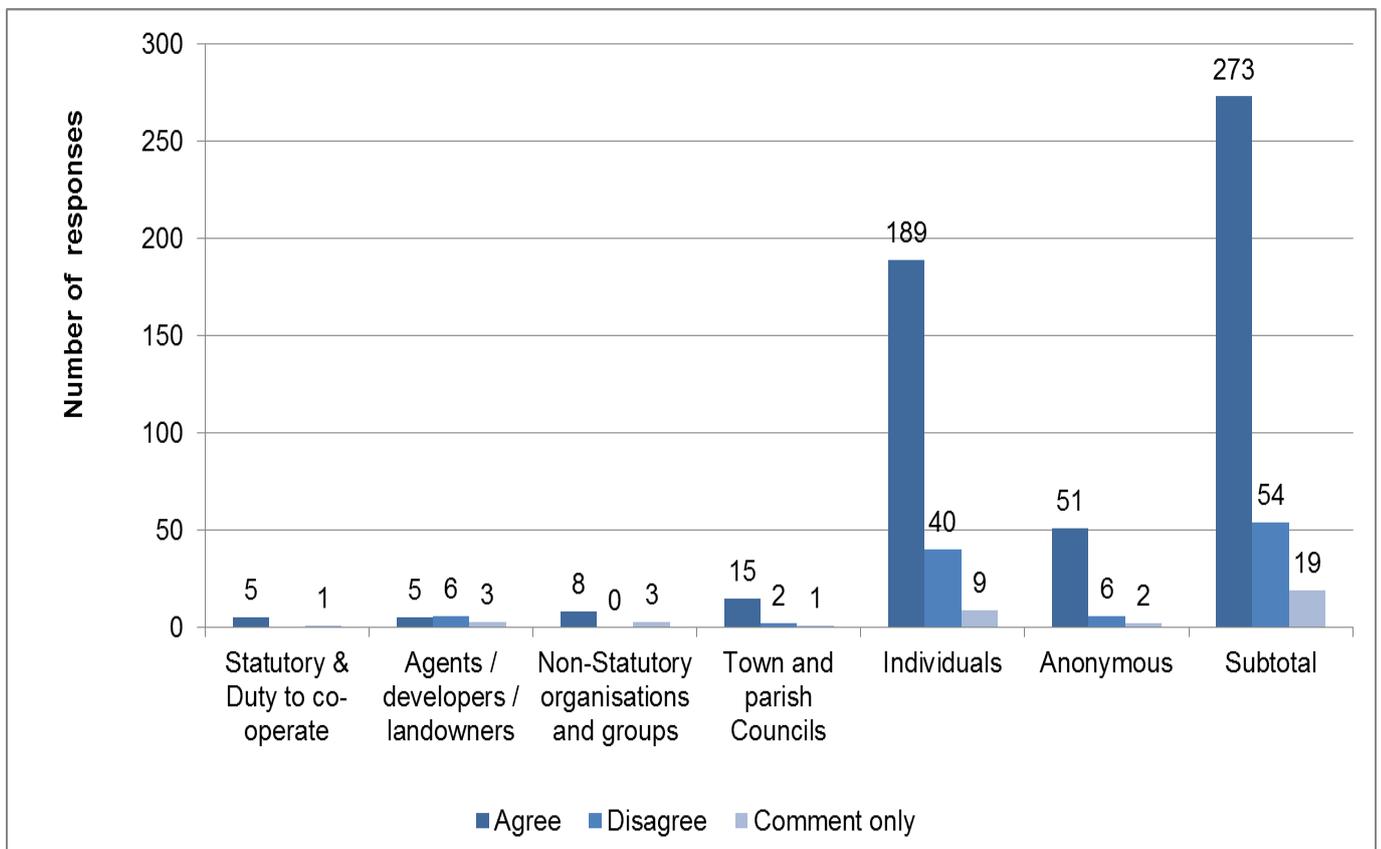


Chart 77: Responses to 400m exclusion zone

### **Agents, developers and landowners**

1073. Those groups and organisations that specifically disagreed with the current approach were all landowners and agents. Those that disagreed with the current approach regarded the 400m zone as inflexible and suggested that perhaps more account should be taken of accessibility of the nearby heathland and any barriers there might be to access. There were few additional comments from those that disagreed with the 400m – 5km mitigation zone but included getting the SANG in the right place; giving consideration on a case by case basis to allow specific mitigation; and keep payments to a minimum to reduce impact on dwelling cost.
1074. A couple of agents that didn't indicate whether they agreed or disagreed but made suggestions including we could work with the National Trust on delivery of SANGs and alternative approaches should be considered, e.g. allowing developers to pay for offsite improvement works to enhance existing spaces or to provide contributions towards the provision of visitor facilities at less sensitive heath locations. Some agents who agreed that we should maintain the current approach commented that we should be more flexible about its application.

### **Non Statutory Organisations and Groups**

1075. All the non statutory groups or organisations that answered the questions agree that the current approach to heathland protection should be maintained. This includes those organisations that did not respond specifically to the question about mitigation projects between 0.4km and 5 km but refer to mitigation in their comments.
1076. The organisations include national and local environmental groups, and some environmental groups have expressed concerns over the possibility of the Council changing the approach and not following the same partnership approach as we do at present. Dorset Wildlife Trust have also raised concerns over the possibility of care homes (allowed in some cases within 400m) being converted into standard residential flats which ordinarily would not be allowed within 400m of a heathland. The National Trust is concerned that increased housing requirements in Purbeck do not lead to a watering down of the Heathland SPD. In summary Dorset CPRE stated that the Council should recognise the need to conserve heathlands, for their own sake as well as their economic value to the area.

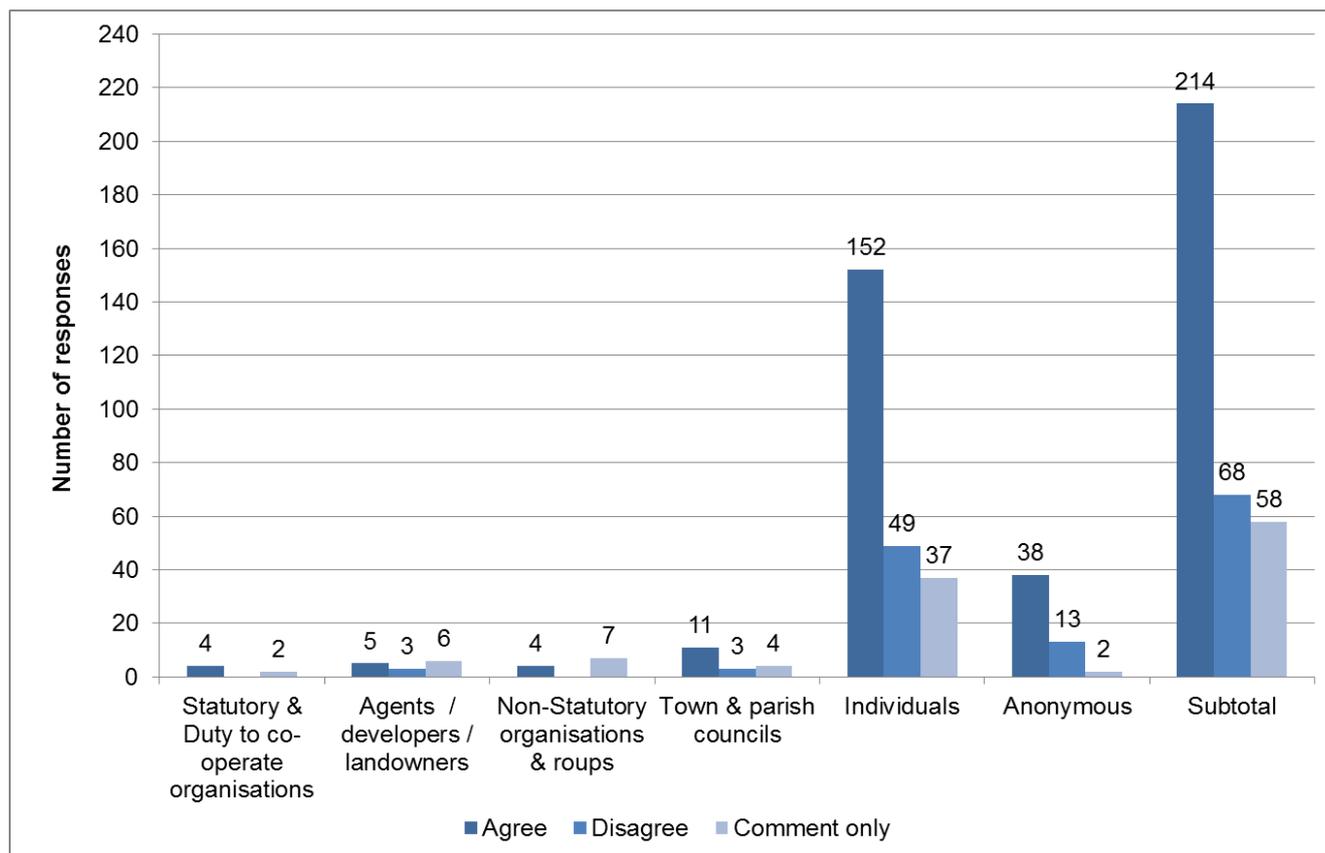


Chart 78: Responses to 400m – 5km mitigation zone

### Town and Parish Councils

1077. Only 2 (Wool and Morden) out of 18 town or parish councils that responded to the question disagree with maintaining the current 400m exclusion zone. Comments from those who disagreed focussed on the belief that the 400m exclusion zone is rigid and natural barriers exist in some areas such as streams and roads which can act as effective barriers, and signage excluding people and dogs and providing alternative dog walking sites may be a better proposal.

1078. Of the majority in agreement with the 400m exclusion zone comments include: the Purbeck heaths should continue to be protected in accordance with current policies and PDC should signal, clearly and unequivocally, that building houses within the 400m zone, except possible small amounts of infilling within existing settlement boundaries, would be unacceptable and should thus be ruled out of consideration; heath should be protected wherever situated; and alternative dog waking areas should help alleviate pressure.

1079. More towns and parishes are in disagreement with the 400m – 5km mitigation zones than with the 400m exclusion zone, namely Wool, Wareham St Martin’s and Crossways, and Morden, which didn’t actively disagree but their comments indicate that they doubt the efficacy of alternative open spaces to attract visitors away from the heaths and feel areas should be assessed on an individual basis. Of those in disagreement Wool suggested each area should be looked at on an individual basis and that if there is already development next to it, then additional development may not cause any harm, Crossways have reservations about mitigation because the effect on heathland can be irreversible and the alternative open space and other mitigation may not be of the same

quality as the heathland that may be affected, and do not believe that the need for additional housing should override the need for safeguarding of protected heathland. Wareham St Martin believe SANGs are too far away from developments and if heathland is closer, people will still use that, that parks within the developments should be planned, and bike trails/footpaths should be installed or extended. They also believe SANGs will also encourage extra traffic on rural roads.

### **Individuals (including anonymous)**

1080. Of the almost 250 individuals who agreed that the Council should maintain the 400m zone over 60 made additional comments, two thirds of which urged the Council to maintain the 400m zone and/or protect the heathland species and habitat. A further 20% of comments encouraged the Council to maintain the overall approach to heathland mitigation i.e. 400m exclusion zone and 400m to 5km mitigation. A handful of other comments were made by between 1 and 3 people including emphasising the existing pressure the heathlands are under, suggesting that the 400m zone might be extended, it might be better to use brownfield sites within the zone rather than greenfield sites outside, and where the 400m zone has been encroached prior to regulation adjust the zone to allow infill development.

1081. Out of those individuals who disagreed (less than 50) with the 400m zone approximately two thirds made additional comments. There is no clear theme(s) arising from the comments but they range from allow brownfield sites(with mitigation) and infill sites, more flexibility to meet housing needs, control and manage access to extend zone for heathland protection and protect heath above all else.

1082. Just over 190 individuals agreed with maintaining the current approach to the 400m zone but only 43 made any additional comments. With relatively few comments it is not surprising that there are mainly individual comments which, in general, can't be grouped. There are a couple of small groupings including support for maintaining the current approach and ensuring mitigation is in place, and control of access/influencing behaviour is another grouping.

1083. Of those individuals that disagreed with providing mitigation to enable development in the 400m to 5km zone, the comments included concerns that SANGs are provided at the expense of farmland and precludes grazing as a low cost management option to mitigation doesn't work and we should reject development, or keep it well away from heathland and 5km seems a little excessive.

### **Key issues raised (summary)**

1084. The majority of responses from all respondents indicate support to continue the current two tier approach of:

- Exclusion of certain types of development from 400m within the heathland, and
- Mitigation between 400m and 5km providing alternative greenspaces/ recreational opportunities and managing visitors to heathland.
- Of those that disagreed with the current approach to the 400m exclusion zone, the main comments were:
- the 400m zone is inflexible,

- more account should be taken of accessibility of the nearby heathland and any barriers there might be to access,
- allow brownfield sites(with mitigation) and infill sites,
- the alternative of better signage to influence behaviour should be considered,
- control and manage access including fencing, dog and people free zones,
- extend zone for heathland protection, and
- protect heath above all else.

1085. There were only a few additional comments from those that disagreed with the 400m – 5km mitigation zone including:

- getting the location of the SANG right(near the development),
- give consideration on a case by case basis to allow specific mitigation,
- infill won't cause harm,
- alternative open space and other mitigation may not be of the same quality as the heathland that may still be affected,
- the need for additional housing should not override the need for safeguarding of protected heathland,
- parks should be planned within the developments and bike trails/footpaths should be installed or extended, and
- keep payments to a minimum to reduce impact on dwelling cost.

1086. A couple of agents that didn't indicate whether they agreed or disagreed made suggestions including:

- work with the National Trust on delivery of SANGs and
- alternative approaches should be considered, e.g. allowing developers to pay for offsite improvement works to enhance existing spaces or to provide contributions towards the provision of visitor facilities at less sensitive heath locations

## Officer response and action

1087. We note the support for the current approach to heathland mitigation and will work with Natural England to accommodate, where possible, other concerns

## Issue 9: Norden Park and Ride

**Question 9a: Which option do you agree/disagree with and why?**

**Options 9a: expand Norden Park and Ride. Question 9b: leave Norden Park and Ride as it is**

### Summary of responses:

1088. Just over 60% (146) of respondents agree with option 9a while fewer than 40% (92) disagree.

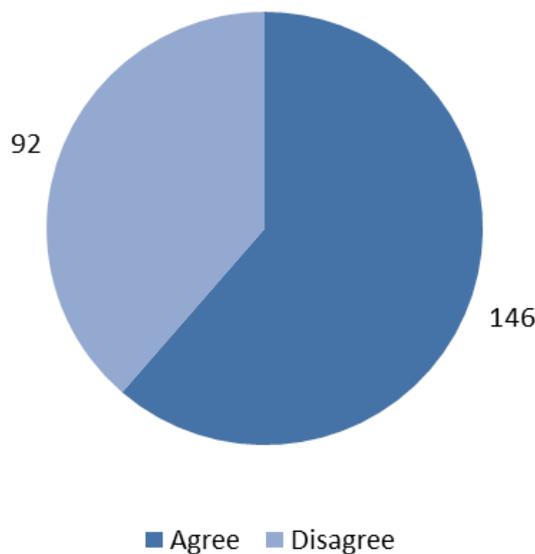


Chart 79: Responses to Question 9a

1089. Not all of the respondents responded to option 9b as well as 9a which made it difficult to correlate the responses for both options. We have therefore, only quantitatively and qualitatively analysed the response to Option 9a: should Norden Park and Ride be expanded. The chart below shows the number of responses from each category of respondent.

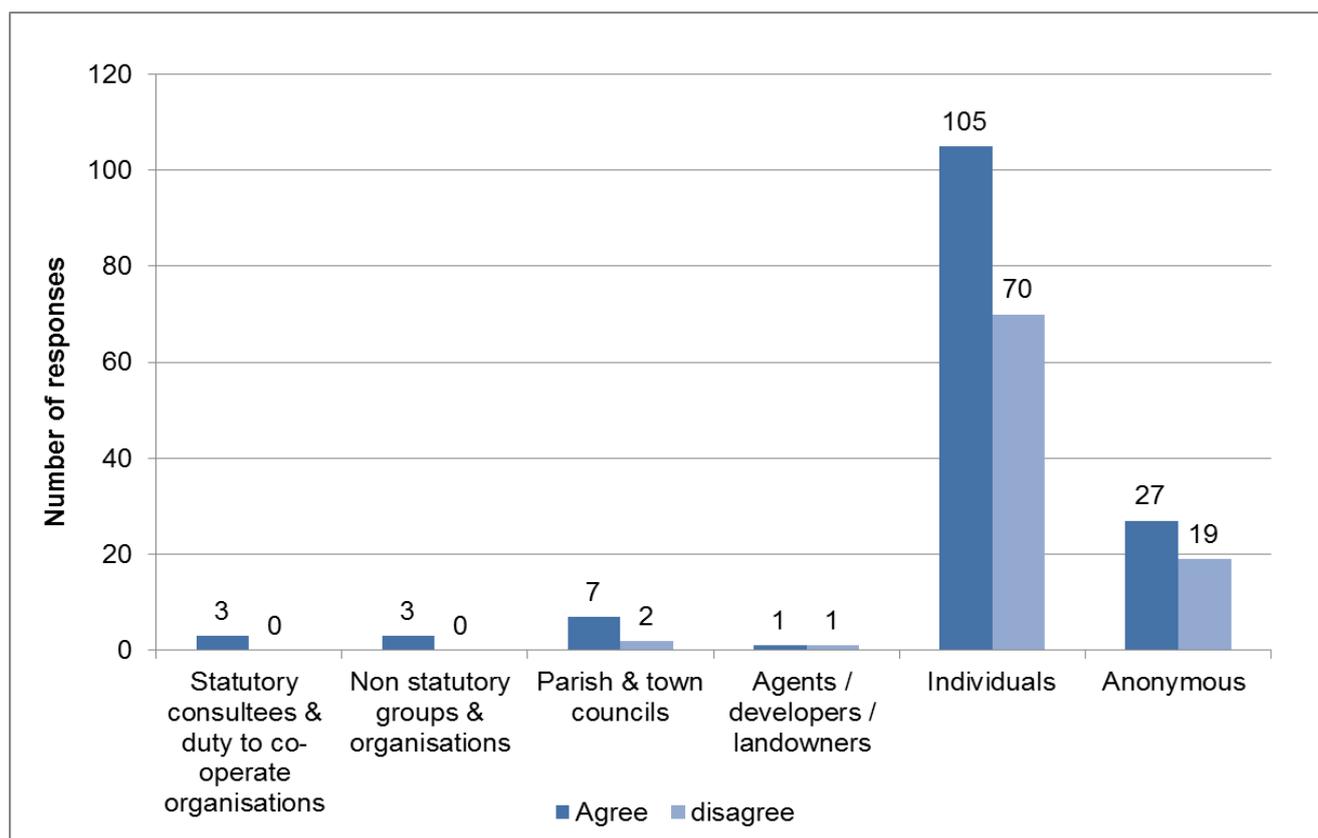


Chart 80: Responses to question 9a

### Statutory consultees and duty to co-operate organisations

1090. 3 statutory organisations agreed that Norden Park and Ride should be expanded.
1091. Dorset AONB support the idea, however, given the duration of the plan would consider it helpful to identify the location of any extension site. The operation of public transport from the site needs to be secured. A true Park and Ride could ease congestion on A351 but note that Norden P&R will not work on its own. A package of measures is required, see AONB Halcrow Report.
1092. Historic England agrees that the initiative would appear to be justified and welcome as long as it is skilfully and sensitively integrated.
1093. The Highways Agency support expansion which could reduce congestion on the A351 and encourage the use of sustainable transport and reduce reliance on private car journeys.
1094. Natural England neither agreed nor disagreed but believe that the scale of the proposal and required additional information to allow a more informed consideration of the issue. The council could work with National Trust to consider interactive digital signage outside Corfe Castle to inform visitors of congestion and carpark capacity.

### Non statutory organisations

1095. 3 non-statutory organisations agree with the proposal. The Local Access Forum values the existing facility and welcomes its retention, as it provides useful access for walkers to

adjacent footpaths. They believe the existing site is quite well screened and would support at least a modest extension if it is similarly screened.

### Town and parish councils

1096. 7 parish councils agreed to the proposal. Comments in favour include the potential for coach parking and a shuttle service or safe access for pedestrians to Corfe Castle. The site is generally considered as well located and unobtrusive. Comments of the town and parish councils are listed below.

| Town/Parish Council                        | Agree/<br>disagree | Comment   |
|--|--------------------|---|
| Affpuddle and Turnerspuddle Parish Council | Agree              | No comment  |
| Corfe Castle Parish Council                | Agree              | The pressure on parking around Corfe Castle is extreme. This is particularly the case for coaches. An expansion of Norden park and ride would help alleviate this pressure, but only if a regular easily useable shuttle service was provided into Corfe and the surrounding areas.   |
| Church Knowle Parish Council               | Disagree           | No comment  |
| Kimmeridge Parish Meeting                  | Agree              | There has to be some mitigation of the traffic through Corfe Castle. The Site is relatively secluded and will have less of an impact on the AONB than additional car parking in Corfe and Swanage.  |
| Langton Matravers Parish Council           | Agree              | The Council would be in favour of expanding the Norden Park and Ride to minimise vehicle movements and parking at key visitor sites in Purbeck. They would also like to see a pedestrian crossing at Coombe corner (junction of B3069 and A351 East of Langton Matravers village) to promote a safe cycle/walking route to school for children, particularly as the Swanage School is now open. |
| Lytchett Matravers Parish Council          | Agree              | No comment  |
| Lytchett Minster & Upton Town Council      | Agree              | No comment  |
| Morden Parish Council                      |                    | The Council had no preference on this.  |

## Partial Review Issues and Options Consultation Report – June 2015

|                                  |          |  |
|----------------------------------|----------|--|
| Wareham St Martin Parish Council | Agree    | To achieve less traffic on the roads the expansion would increase the bus services and tourism. Must install a safe pedestrian/cycling route between the Park and Ride and Corfe Castle as many tourists arrive by train and try to walk to the village along a busy and narrow road without pavement or lights.         |
| Wareham Town Council             | Disagree | State that with the forthcoming addition of the Wareham to Swanage rail link in 2016 an additional Park and Ride facility at Wareham will be needed to avoid large scale traffic congestion during the summer peak holiday months. Land identified at Sandford Lane or near to the industrial estate at Westminster Road |
| West Lulworth Parish Council     |          | Further clarification is required as the expansion size is not specified.  |
| Worth Matravers PC               |          | What evidence is there for either  |

### Agents, developers and landowners

1097. Only 3 respondents in this category answered this question. 2 agreed but made no further comment. The other disagreed and suggested a park and ride close to Wareham station, timed to coincide with the opening of the Swanage line to encourage visitors not to drive into the heart of Purbeck, and to enable sustainable journeys for both work and recreation.

### Individuals

1098. More than 130 people agreed with the expansion of Norden Park and ride to support to reduction in traffic on the A351. Many thought that whether or not to expand must be related to demand. Others who agreed thought that the park and ride could help to reduce traffic volumes on the Norden to Swanage road and may help to alleviate parking problems in both Corfe Castle and Swanage.

1099. On the other hand more than 100 individuals either disagreed or raised concerns that they did not think that a park and ride would be effective and that expanding the facility could potentially encourage more people to use the A351 increasing pressure through Holton Heath, Sandford and Wareham. Many people are sceptical that the train will be an affordable alternative to the car.

1100. The rail connection to Wareham and beyond could encourage people to use the train as an alternative to driving and there were numerous responses that would prefer to see a park and ride either in Wareham near to the station or at Holton Heath. They argue this would reduce traffic pressures on the A351 from the Bakers Arms roundabout to Wareham and into South Purbeck.

## Relationship to respondent's postcode

1101. Responses to this question came from the following areas:

- BH16 - 82 responses from North East Purbeck which includes part of Holton Heath and the northern end of the A351. 21 of those agree with expanding Norden Park and Ride and 28 disagreed.
- BH19 - 29 responses from the South East area which includes Swanage and Studland 12 agreed with the option and 10 disagreed and the rest didn't agree or disagree but just made a comment.
- BH20 – 115 responses. This postcode area include both Sandford and Corfe Castle but only 4 were from the Corfe Castle area.
- DT2 - 33 responses came from North West Purbeck 14 agreed with expanding Norden Park and Ride and 9 disagreed

1102. There appears to be no strong correlation between respondents' postcode and their responses. Although some respondents from Corfe Castle agree as this may reduce traffic through the village, particularly in the summer, and could ease parking issues in the village.

## Summary of key issues

1103. About 20% of respondents were concerned a) about the level of demand for expanding Norden Park and Ride, b) that more evidence is needed to be able to make a decision about expanding Norden Park and Ride, and, c) whether it would be successful as it is currently primarily used by people using the Swanage Railway steam train.

1104. There were some concerns raised about pedestrian road safety particularly at the crossing close to the National Trust visitor centre and car park and lack of a safe pedestrian route from Norden Park and Ride to the village.

1105. Many respondents believe that option 9a would reduce traffic on the A351 both through Corfe Castle and further on the road to and within Swanage. It could also address parking issues in Corfe Castle.

1106. 13 respondents suggest that with the extension of the rail service to Wareham a park and ride further up the line would do more to reduce traffic on the A351. Suggestions include a park and ride close to either Wareham or Holton Heath station.

## Why do you agree disagree?

1107. Most of the respondents who agreed believe that expanding Norden park and ride will help reduce traffic on the A351 both through Corfe Castle and in Swanage and could help to alleviate parking problems in and around Corfe Castle. This could be accomplished by using the existing rail link, introducing shuttle buses, encouraging cycling and walking and promoting the facility to visitors and making better use of it out of season.

1108. Of those that disagree many believe that no expansion is required as the facility is not effective and is only used as a visitor attraction for people wanting to take the 'steam train experience'.
1109. Some people expressed concern that Norden is the wrong location for a park and ride and a park and ride is needed at the Holton Heath end of the A351, this they argue could reduce traffic on the A351 through both Sandford and Wareham and beyond to Corfe Castle and Swanage.

### Officer response

1110. The majority of respondents agree with expanding Norden Park and Rides and few offered alternative suggestions other than exploring alternative locations as set out above. Many felt that at present there was insufficient information to make an informed response and that further research was needed to determine the level of demand.

### Actions

1111. Continue to explore the expansion of Norden Park and Ride and undertake further research to assess demand/need and viability. Continue to work closely with Dorset County Council Highways team on transport assessment work. Investigate the possibilities for allocating sites once the railway extension is in place.

### Question 9b: If you disagree with both options, can you suggest an alternative?

1112. The following responses were made to this question.

#### **Statutory consultees and duty to co-operate organisations**

1113. No further comments were made by this group of respondents

#### **Non statutory organisations**

1114. The Local Access Forum state that Norden P&R is not well sited for access to bridleways north of the Purbeck Ridge. Suggests at least one site be allocated to the bridleway network at which horse boxes can be parked and unloaded, but not at tarmac car parks because they are dangerous.

#### **Town and parish councils**

1115. Lytchett Matravers Parish Council states that Norden Park and Ride performs a vital Green function by limiting car journeys. PDC should be promoting the provision of a regular and efficient train service between Swanage and Bournemouth for people to use to travel to work. This should include Holton Heath and Moreton, which already have stations. This shuttle service should be timed to link to the main-line services and to bus stations for other connections.

#### **Agents, developers and landowners**

1116. There were no additional comments on this question.

#### **Individuals**

1117. Expand Holton Heath railway station and introduce a park and ride. This would relieve pressure on the A351 and impact on the amount of traffic using the A351 through Sandford improving the life conditions of residents. With the rail link from Wareham to Swanage explore this possibility, and increase the regularity of the service to and from Holton Heath.

### **Key issues raised**

1118. Those who disagree suggest that to be effective in reducing traffic volumes on the A351 particularly through Sandford and Wareham the park and ride should be in an alternative location e.g. Hamworthy, Holton Heath or Wareham.

### **Officer response**

1119. While the consultation demonstrated support for expanding Norden Park and Ride, alternative options were put forward which should be given consideration.

### **Actions**

1120. Continue to work closely with Dorset County council Highways to explore options for this and other location

## Issue 10: Boundaries

### Question 10a: do you have any comments on any proposed changes to settlement boundaries detailed in the background papers?

#### Summary of responses

1121. The Council received 155 responses to this question. Of these, 97 responses provided a detailed comment and 58 confirmed no comment.

1122. The 97 detailed comments are a mix of those who are supportive of the proposed changes, those who are unsupportive and those who provided other comments, for example, on the consultation process. The results are shown in Chart 81 below:

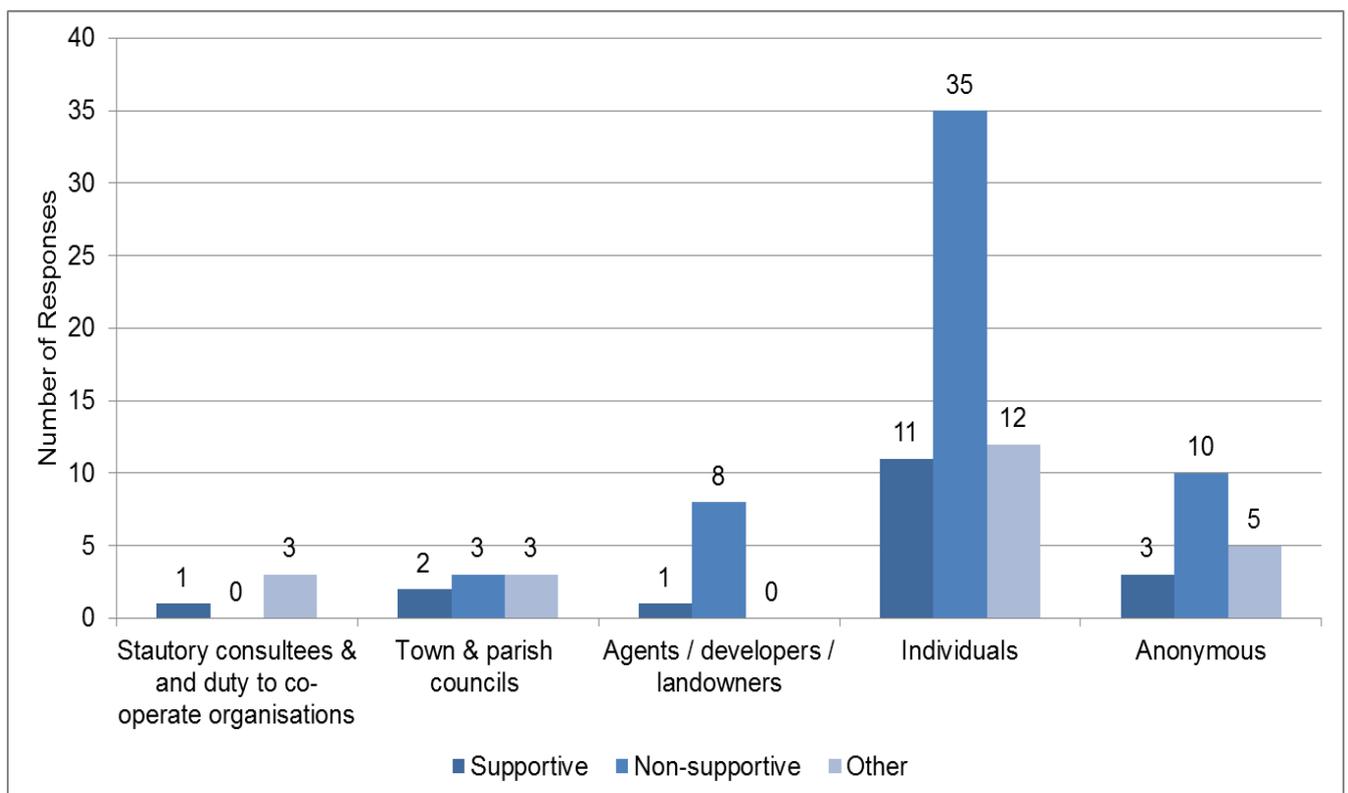


Chart 81: Responses to question 10

1123. Overall, 18 respondents were supportive of the proposed changes, 56 were non-supportive and 23 provided other comments.

1124. Of the 97 detailed comments, 9 were received from landowners/developers/agents, 4 were received from statutory and duty to co-operate bodies, 8 were received from Parish and Town Councils, 58 were from named individuals and 18 were anonymous.

1125. Many of the comments relate to a specific settlement boundary and have been summarised in the relevant table in Appendix 10.10.

## Summary of Key Issues:

### Statutory consultees, duty to co-operate organisations and town and parish councils

1126. **Dorset County Council** noted that changes to the settlement boundaries in number of cases may conflict with Mineral Safeguarding Area (MSA) / Mineral Consultation Area (MCA) and requested that the Council discuss this further with the Minerals Planning Authority.
1127. **Dorset and East Devon Coast World Heritage Site Team** expressed concern if any changes would result in development close to the coast that would be at future risk of coastal erosion.
1128. **English Heritage** notes that evidence should be applied to the settlement boundary reviews to ensure an understanding of the implications of boundary revisions on the historic environment.

**Natural England** submitted comments specific to proposed changes (see Appendix 10.10).

**Town and parish council** responses were received as follows:

| <b>Parish and Town Council</b>                     | <b>Response</b>   |
|--|---|
| Affpuddle and Turnerspiddle Parish Council         | See Appendix 10.10.   |
| Arne Parish Council                                | See Appendix 10.10.   |
| Corfe Castle Parish Council                        | No comment.   |
| Church Knowle Parish Council                       | No comment.   |
| Kimmeridge Parish Meeting                          | See Appendix 10.10.   |
| Lytchett Matravers Parish Council                  | No comment.   |
| Lytchett Minster and Upton Town Council            | Happy as they are.  |
| Morden Parish Council                              | See Appendix 10.10.   |
| Wareham St Martin Parish Council                   | No comment.   |
| Wareham Town Council                               | No comment.   |
| Winfrith Newburgh and East Knighton Parish Council | See Appendix 10.10.   |
| West Lulworth Parish Council                       | Agree in principle as long as changes are to reflect guidelines and not to enable infilling |
| Worth Matravers Parish Council                     | See Appendix 10.10.   |

### **Agents, developers and landowners, individuals and anonymous respondents**

1129. A number of respondents agreed with the changes to the settlement boundaries where they would make the boundary more identifiable, and where the change is logical and well thought through. Several responses noted that the proposed changes might enable villages to grow as 'living villages' and provide opportunity for some additional homes.
1130. Concerns were expressed that the boundary changes should not support infill development and increased densities of development. Objections were also made to boundaries extending into the Green Belt and significant settlement boundary extensions to villages to enable large-scale housing development that is out of keeping with the local area.
1131. Many residents felt that a change to settlement boundaries is not required and they should remain as they are with minimal impact on local communities, residents, privacy and views. Requests for additional work and evidence relating to the proposed changes and the expectations of residents were made. Several comments also asked for boundaries not to pass through people's gardens and property.
1132. A query relating to the exclusion of Stoborough settlement boundary was made. The Stoborough settlement boundary is being considered as part of the Arne Neighbourhood Plan, and any proposed changes will be consulted on as part of that process.

### **Officer response**

1133. The key issues raised above and the settlement specific comments included in Appendix 10.10 will be considered by the Case Officer for each settlement boundary review. Any further changes (if considered necessary) will form part of the next stage of consultation on the Partial Review in early 2016.

## Issue 11: Wareham Town Centre

### Question 11a: Do you have any comments on the proposed changes to Wareham town centre boundary?

1134. Respondents were asked to provide comments on the proposed changes to the Wareham town centre boundary, as indicated in the consultation document and informed by the Wareham Town Centre background paper.

#### Summary of responses to Question 11:

1135. The Council received a total of 57 responses to this question. Of these, 23 were in agreement, 11 were opposed, 11 were unsure while 12 made a range of other comments. The results are set out below in Chart 82.

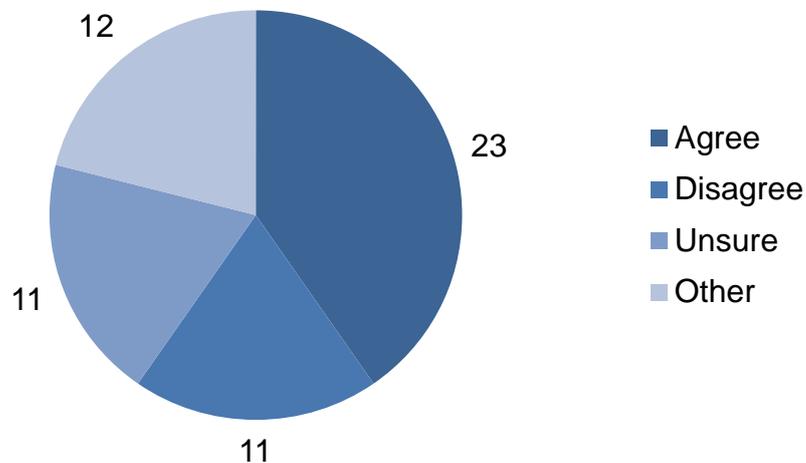


Chart 82: Responses to question 11

1136. The level of agreement represents around 40% of the responses made, while the disagreement represents around 19%. The level of uncertainty (around 19%) may reflect both the technical nature of this issue and the fact that several respondents confirmed that they had not consulted the relevant background paper.

1137. Chart 83 below shows a breakdown of the responses according to the various groupings of the respondents.

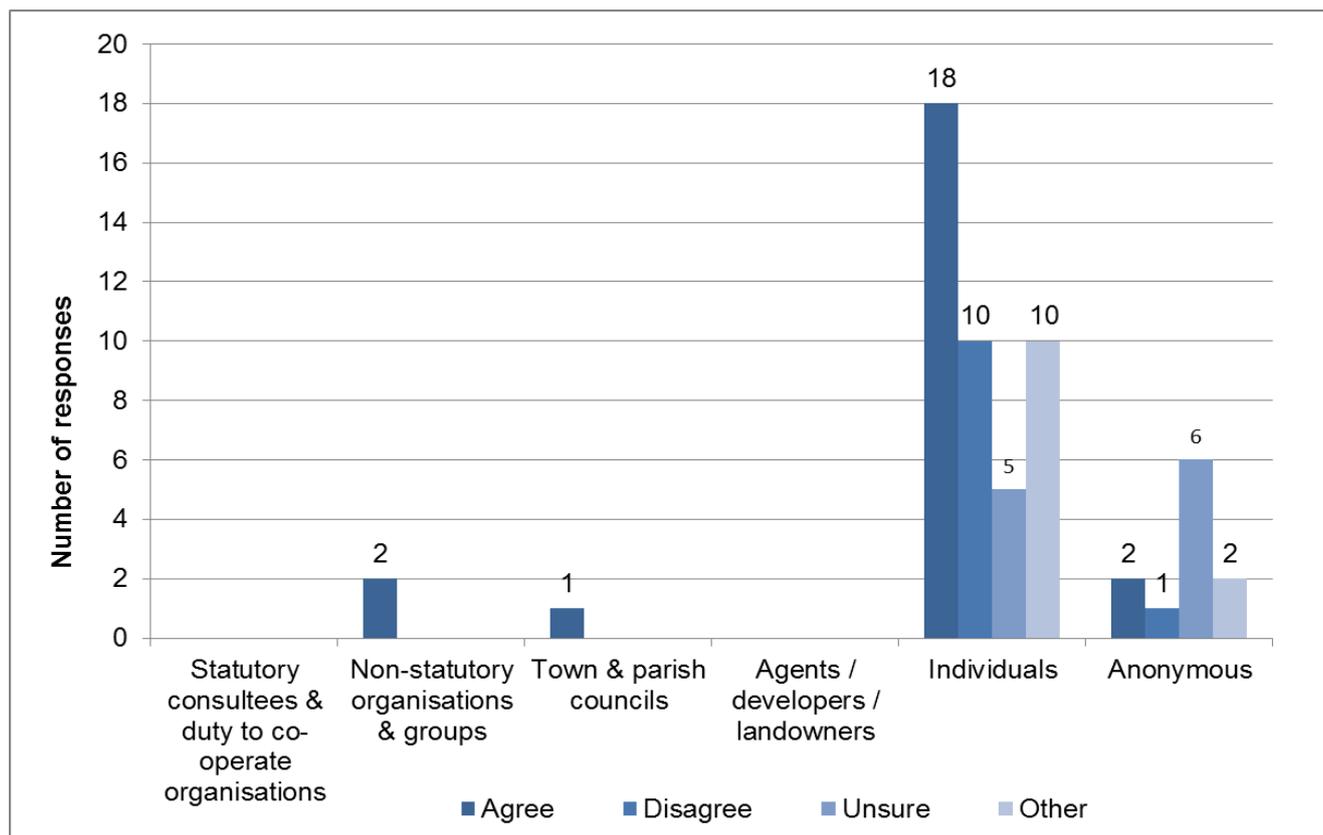


Chart 83: Responses to question 11

1138. None of the statutory bodies made a response to this question.

1139. Three local organisations, including Wareham Town Council, Wareham Town Trust and S Tooley Ltd expressed support for the proposed changes to the town centre boundary. No agents, landowners or developers made any comment.

1140. A range of comments were received from residents. These mainly related to aspects of the current management of Wareham town centre and included comments concerning traffic management, car parking provision and housing development. Full details are set out in Appendix 10.11.

1141. The support expressed came from across Purbeck, with the highest levels jointly from the Wareham and central Purbeck (BH20 postcode) and the Upton, Lytchett Minster and Lytchett Matravers area (BH16 postcode). Some additional support was also received from the Swanage area (BH19 postcode) and west Purbeck (DT2 postcode).

### Key issues raised to Question 11

1142. The main issue raised relates to whether or not the proposed changes are appropriate. Public opinion was rather mixed, with more people either opposed or unsure than in support. However, the response from the local organisations was supportive of the proposed changes. More than half of the opponents suggested that there should be no change to the town centre, with some apparently under the impression that the proposed changes would inevitably result in unsustainable levels of development (which is not the case given that a reduction of the area was proposed). Several respondents suggested that there should be no reduction in the area defined,

one suggested that an additional area should be included to the south-west and another that there should be more retail space provided in Wareham town centre.

### Officer response to Question 11

1143. Officers consider that the objections made to the proposed changes are not compelling. The suggestion to include additional land in the south-western area is not considered to be appropriate, as this area is mainly residential in character and does not form part of the commercial use of the town centre. The suggestions made to resist making any reduction to the current town centre area are not justified, as this currently includes some exclusively residential areas and there are no plans to change such uses into retail development. Finally, the suggestion to provide more retail development in Wareham town centre can be considered further. However, careful consideration will be required to take account of the character and quality of the built environment and this may prevent the clearance of sites to enable any significant redevelopment. There is only very limited scope to expand the functional extent of the current town centre without intervention in order to change the uses of surrounding properties. The various other comments relate to aspects of management of the town centre which are not relevant to this issue and should instead be considered further elsewhere.

### Actions for Question 11

1144. There are two actions arising from this issue. The first is to consider the Council's proposed changes to Wareham Town Centre through the Partial Review. The second is that additional suggestions ('other' comments) concerning the management of the town centre area should be reported back to other partners and stakeholders, such as Dorset County Council (Highways), Wareham Town Council and Wareham Chamber of Commerce for their further consideration. This information might help to inform a future management strategy for Wareham town centre.

Action: To progress with the proposed changes to Wareham Town Centre

Action: To feedback the consultation comments to stakeholders

## Issue 12: Local centres

**Option 12a: use specific zones to identify local centres**

**Option 12b: identify individual buildings to safeguard**

**Option 12c: use a criteria-based planning policy to assess planning applications**

**Question 12a: which option do you agree or disagree with and why?**

**Question 12b: are there any other options that you feel should be included?**

1145. The Council received a total of 237 qualitative and quantitative responses to this issue. Some respondents specifically agreed or disagreed to the options and provided additional comments; others did not specify. The Council received a total of 181 comments, many of which related to all of the options. The various comments are summarised in Appendix 12.

1146. The overall results are summarised in graph 84 below:

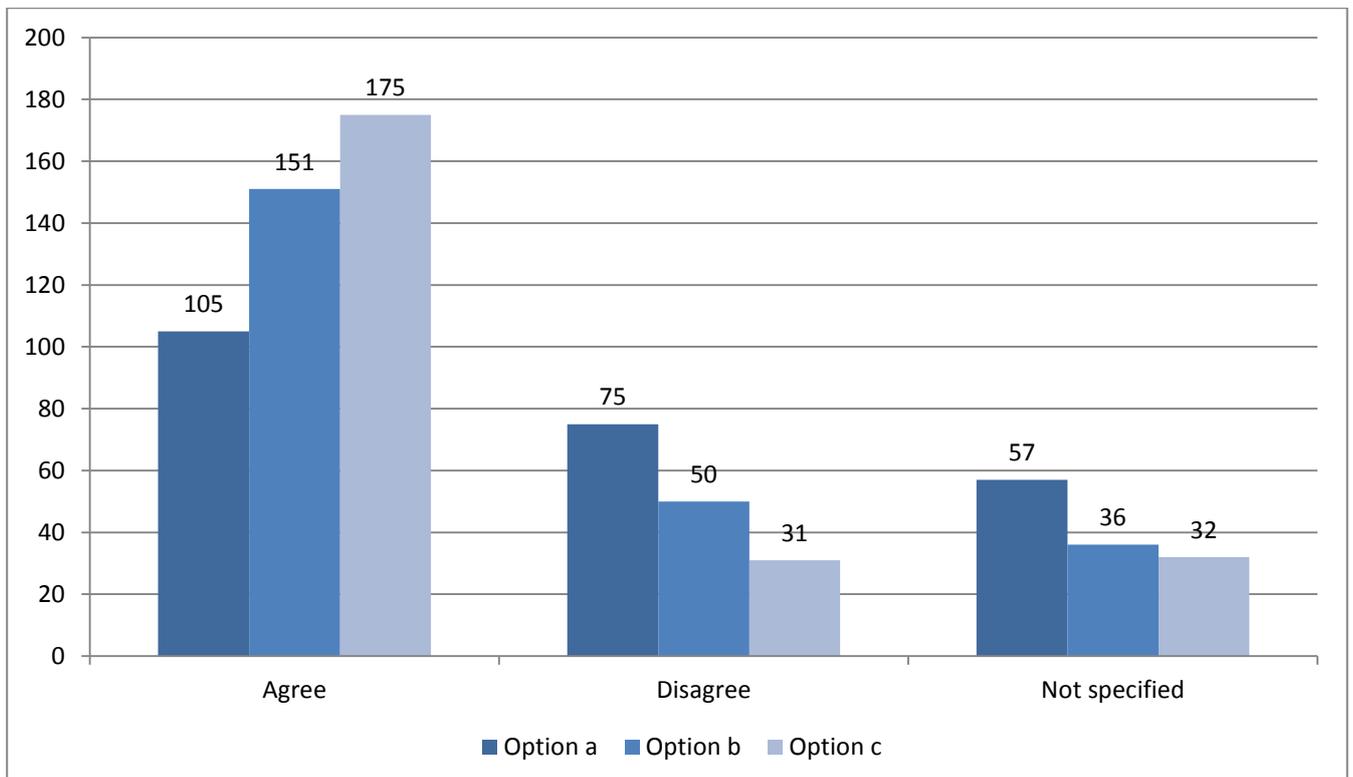


Chart 84: Response to the choice of options for Issue 12

1147. The results suggest that the highest level of agreement was for Option C (73%), while the lowest level of agreement was for Option A (44%). Option A received the highest level of disagreement (31%), while Option C generated the least disagreement (13%). From this it would appear that the options can be ranked in an order of preference as Option C, Option B and Option A respectively. Further assessments of the responses are provided for each option below.

## Summary of responses to Question 12a: Which option do you agree or disagree with and why?

### Option 12a: Use specific zones to identify local centres

1148. A summary of the results are set out in Chart 85 below:

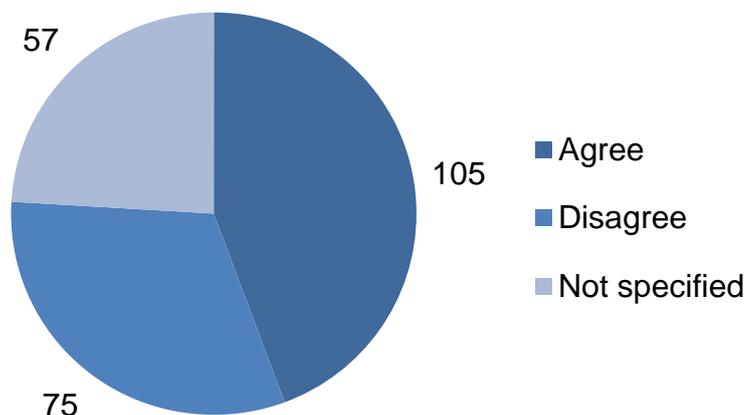


Chart 85: Quantitative responses to option 12a

1149. Around 44% of the respondents agreed with this option, while 31% disagreed and 24% did not specify.

1150. The Council did not receive any responses to this question from Statutory or Duty to Co-operate bodies. Agreement to this option was received from Church Knowle Parish Council, Lytchett Matravers Parish Council and Lytchett Minster and Upton Town Council.

1151. Individual representations supporting this option were mainly from the Wareham, Upton, Lytchett Matravers and west of Purbeck areas, with a lower proportion of support from the Swanage area.

1152. Disagreement to this option was mainly from the Wareham, Swanage and Upton areas, with lower levels represented from the west of Purbeck area.

### Option 12b: Identify individual buildings to safeguard

1153. A summary of the results are set out in Chart 86 below:

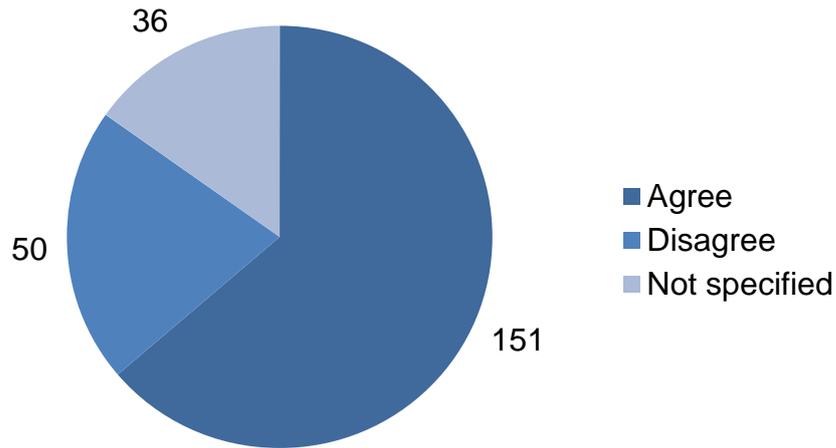


Chart 86: Quantitative responses to Option 12b

1154. Around 63% of respondents agreed with this option, while 21% disagreed and 15% did not specify. Support for this option was received from Lytchett Minster and Upton Town Council. Opposition to this option was indicated by Corfe Castle Parish Council.

1155. Individuals agreeing with this option were mainly from the Wareham and central Purbeck area, with lower levels of support expressed from the Upton, Lytchett Matravers, West Purbeck and Swanage areas.

1156. Disagreement to this option was mainly from individuals in the Upton, Lytchett Minster and Lytchett Matravers areas. Lower levels of opposition were recorded from the Swanage, Wareham and west of Purbeck areas.

### Option 12c: Use a criteria-based planning policy to assess planning applications

A summary of the results are set out in chart 87 below:

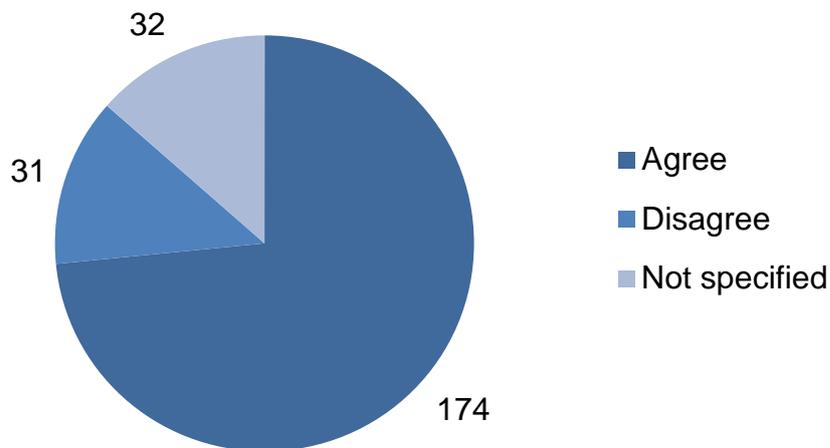


Chart 87: Quantitative responses to Option 12c

1157. Around 73% of respondents agreed with this option, while 13% disagreed and 13% did not specify. Support for this option was received from the Parish Councils at Church Knowle, Lytchett Matravers, Corfe Castle, Wareham St Martin and Affpuddle and Turnerspuddle. Lytchett Minster and Upton Town Council opposed this option as it was considered to 'offer a lower level of protection'.
1158. Individuals (including anonymous responses) supporting this option were mainly from the Wareham and central Purbeck area and Upton, Lytchett Minster and Lytchett Matravers, with lower levels of support expressed from the west of Purbeck and Swanage areas.
1159. The disagreement to this option was expressed in relatively low levels from across the District.

### Key issues raised (summary)

1160. There were suggestions that a flexible approach should be favoured to the safeguarding of local facilities. This view is reflected in the greatest level of agreement to Option 12c. There were also some suggestions that Local Centres and Conservation Areas could be combined together, although these appear to have confused the purposes of local centre and the approaches available for the management of the historic environment. There was also some confusion over the role of local centres and town centres.

### Officer response (summary)

1161. The suggestions to consider a flexible approach to safeguard local facilities will be best addressed through further review work as part of the Partial Review process. There may be a role for both the designation of areas and the use of criteria in the new policy approach and this will be explored further.
1162. The suggestions to combine Conservation Areas and Local Centres appears to have resulted from some confusion about the role and meaning of local centres in the context of the Purbeck Local Plan. It is not considered appropriate to combine these designations, as the two serve quite distinct purposes.
1163. It is not considered to be appropriate to apply the same approach to the definition of town centres and local centres. An approach for the review of Wareham town centre has been set out in Question 11 and Swanage town centre is under review through the Swanage Local Plan. The future approach to local centres (which perform a secondary role to the town centres) is yet to be confirmed, while the town centre boundaries will need to be retained and the review here concerns where the boundaries should be drawn. For the local centres, a range of options for the future management of local facilities are currently under consideration and so the two designations will need to be dealt with separately.

### Actions

1164. As there are no additional options suggested in response to this question, it will be necessary to consider the most appropriate approach to take forward from the options offered. Option C received the greatest level of support (from individuals and anonymous responses) and this approach will therefore need to be considered further. However,

there is also a need to consider the approach to providing additional retail facilities across the District and some consideration may also need to be given to the results of Issue 7: meeting retail needs.

### Summary of responses to Question 12b: Are there any other options that you feel should be included?

1165. The Council received a total of 15 responses to this question and these are shown in Chart 88 below.

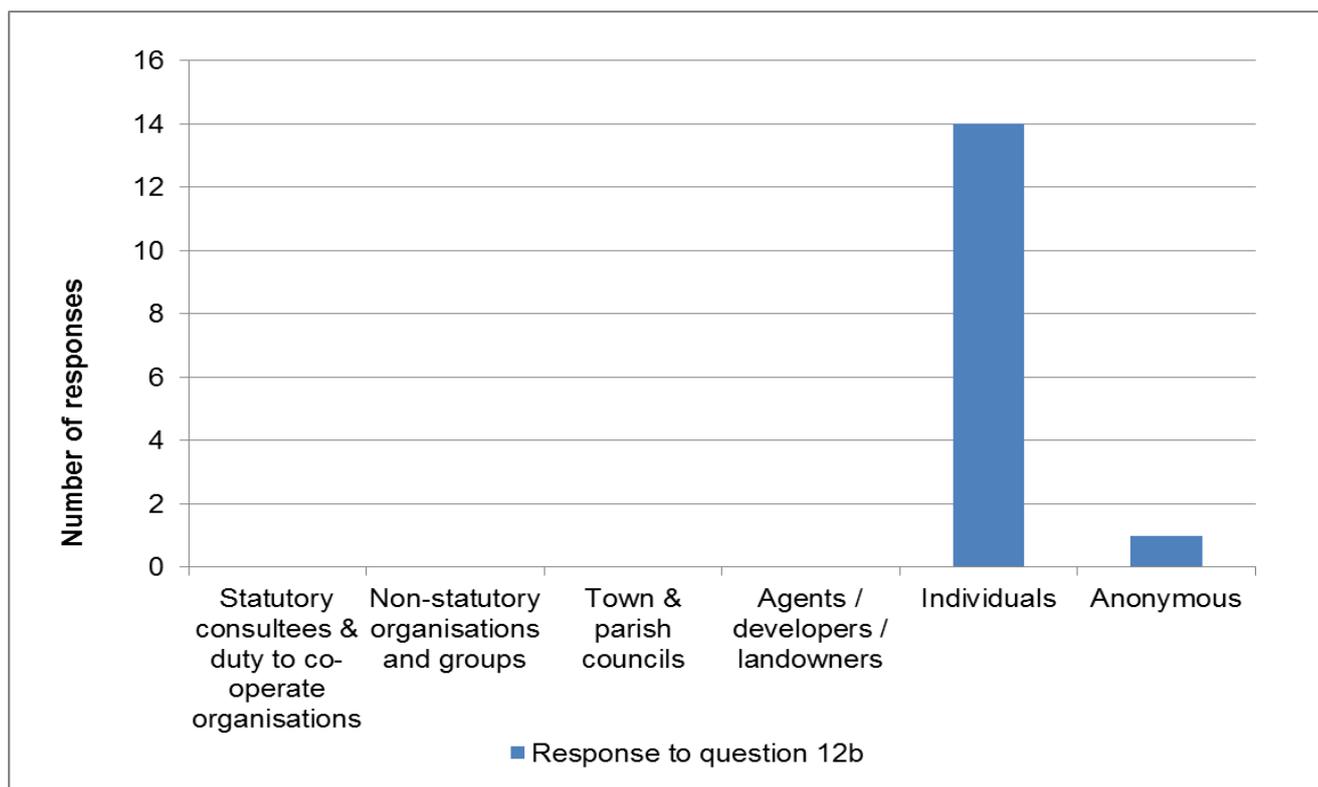


Chart 88: Response to Question 12b

1166. The responses were all made by individuals (including some anonymous), with no organisations or statutory bodies represented.

### Key issues raised (summary)

1167. There were some suggestions that a flexible approach should be applied to the safeguarding of local facilities. There were also some suggestions that Local Centres and Conservation Areas could be combined together.

### Officer response (summary)

1168. The suggestions to consider a flexible approach to the safeguarding of local facilities can be addressed through the existing options put forward in order to review the local centres policy. The suggestions to combine Conservation Areas and Local Centres appears to have resulted from some confusion about the role and meaning of local centres in the context of the Purbeck Local Plan. It is not considered appropriate to combine the two designations as the two serve quite distinct purposes.

## Actions (summary)

1169. As there are no additional options suggested in response to this question, it will be necessary to consider the most appropriate approach to take forward through the Partial Review process. Option c received the greatest level of support from individuals and anonymous respondents and this approach would offer potential for some flexibility. However, there will also be a need to consider the overall approach to the provision of any additional retail facilities across the District and some consideration may therefore also need to be given to the results of Issue 7: meeting retail needs

## Issue 13: Affordable housing delivery

**Option 13a: increase the percentages of affordable housing on sites of six or more dwellings across the district and 11 or more in Upton and Wareham**

**Option 13b: leave the current percentages as they are**

**Option 13c: allocate more settlement extension sites that would deliver affordable housing**

**Question 13a: which option/s do you agree or disagree with and why?**

**Question 13b: should the Council collect commuted sums in lieu of onsite affordable housing provision for eligible developments of between 6 and 10 dwellings?**

**Question 13c: have you any other suggestions for how the Council could increase its supply of affordable housing?**

### Question 13a (which option/s do you agree or disagree with and why?)

1170. Chart 82 below shows the total number of respondents who agreed or disagreed with each option. The only option with clear support was option 13b (leave the current percentages as they are). Further information is provided in the summary of responses below.

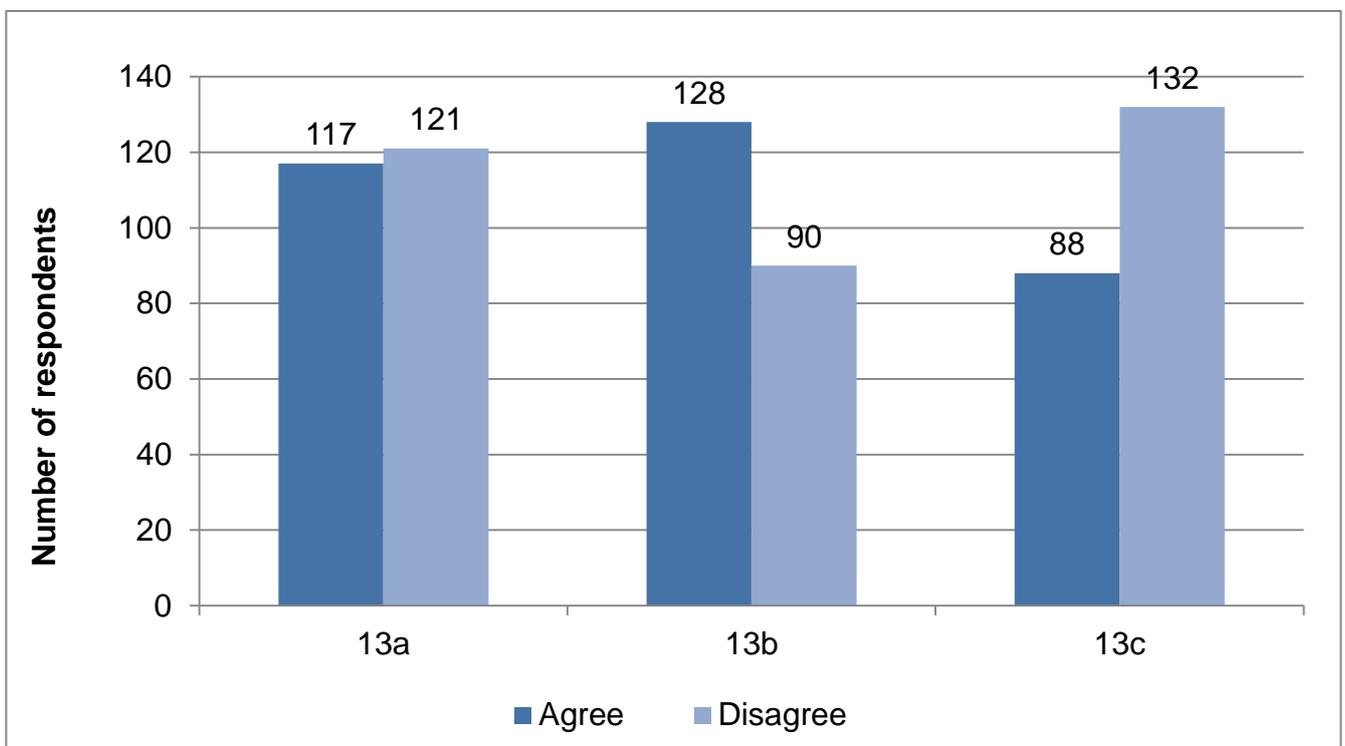


Chart 89: Summary of responses to question 13a

### Summary of issues raised to question 13a and officer response

## **Statutory and / or duty to cooperate bodies**

### **Dorset AONB Team**

1171. The team stated that it is unable to provide a firm preference regarding the options, particularly given uncertainties about viability. It notes that settlement edges have the potential to be highly sensitive, particularly where there is interface with strong rural character or where there is a gateway. Consequently there may be considerable constraints to achieving option 13c (allocating more settlement extensions) within the Dorset AONB.

1172. The Council notes the Team's view on option 13c, but it is unclear what it means in saying there are uncertainties about viability in relation to this option. Existing policy is flexible in allowing developers to challenge the Council's affordable housing requirements if they feel viability would be threatened.

### **Homes and Communities Agency (HCA)**

1173. The HCA took this as an opportunity to promote its land interest at Dorset Green Technology Park for development, which it argues could provide some affordable housing. This issue is covered elsewhere in this report.

## **Non-statutory groups and organisations**

1174. Wareham Town Trust agreed with options 13a and 13c.

1175. The Home Builders' Federation reminded the Council that any revisions to the affordable housing policy must comply with national policy on thresholds as set out in the House of Commons Written Statement on Support for Small Scale Developers, Custom and Self-builders dated 28 November 2015.

Action: ensure that any revisions to the policy comply with the House of Commons Written Statement on Support for Small Scale Developers, Custom and Self-builders dated 28 November 2015.

## **Town and parish councils**

The table below summarises the quantitative responses of the town and parish councils who responded. It shows this group has more support for option 13b.

| Town / Parish Council                     | Option 13a (increase the percentages of affordable housing on sites of 6 or more dwellings across the district and 11 or more in Upton and Wareham) | Option 13b (leave the current percentages as they are) | Option 13c (allocate more settlement extension sites that would deliver affordable housing) |
|---|---|--|---|
| Affpuddle and Turnerspudde Parish Council | -   | Agree  | -   |
| Church Knowle Parish Council              | Agree   | Agree  | Agree   |
| Corfe Castle Parish Council               | Agree   | Disagree   | Agree   |
| Kimmeridge Parish Meeting                 | Disagree  | Agree  | Disagree  |
| Lytchett Matravers Parish Council         | Disagree  | Agree  | Disagree  |
| Lytchett Minster and Upton Town Council   | -   | Agree  | -   |
| Wareham St Martin Parish Council          | Disagree  | Agree  | Disagree  |
| Wareham Town Council                      | Disagree  | Agree  | Agree   |
| Wool Parish Council                       | -   | -  | Agree   |
| Worth Matravers Parish Council            | Agree   | -  | Disagree  |
| Totals                                    | 3 agree; 4 disagree   | 7 agree; 1 disagree                                    | 4 agree; 4 disagree   |

1176. Accompanying comments from the town and parish councils included that developers are used to the current percentages and therefore continuing with them (13b) provides certainty. Langton Matravers Parish Council supports increasing the percentages and would like to see them raised to 100%. Similarly, West Lulworth Parish Council believes social housing should be the focus. This would not be possible because the Council has to plan for a range of housing types, not just affordable.

1177. Arne Parish Council believes that raising the percentages could affect the viability of development. This is a valid point, which was also raised by a number of individuals and developers. The Council would need to make sure that any fresh evidence is clear on whether an increase in percentages would affect viability and / or stifle development in Purbeck.

Action: should the Council decide to increase the percentage requirements of Policy AH, ensure that the risk of stifling development is investigated as part of any new viability evidence that the Council commissions.

1178. Studland Parish Council believes that the policy of creating non market housing from the growth of market housing is not suited to Purbeck because it will not deliver affordable housing in any meaningful manner. The parish council suggests small scale developments of affordable rented housing of up to 5 houses in some villages and 10 in towns will meet local needs.
1179. It is difficult for the Council to agree that requiring affordable housing on the back of market developments is ineffective, when that has historically been how the bulk of affordable homes have been delivered in the district. Whilst small developments of exclusively affordable housing in towns and villages could contribute meaningfully to the affordable housing stock, this would never happen in practice. This is because national guidance requires sites of up to 10 dwellings to be all market homes, with commuted sums collectable in some instances. Landowners and developers would be highly unlikely to bring forward small sites of 100% affordable housing, firstly because national policy does not require them to; and secondly the financial returns are much smaller compared with developments including market housing.
1180. Lytchett Matravers Parish Council said that it is 'reluctant to support a firm proposal here as the parameters are in the gift of the secretary of state.' The Council interprets this as referring to the Planning Practice Guidance, which recently changed the thresholds. Such changes are outside the District Council's control, but there is still the freedom for the Council to explore ways to increase affordable housing delivery.

### **Agents, landowners and developers**

1181. No respondent in this group supported the option to increase the percentage requirements. The main reasons reflected those raised above regarding viability and the potential to stifle development. The Council would need to make sure that any fresh evidence is clear on whether an increase in percentages would affect viability and / or stifle development in Purbeck.
1182. Only one developer supported option 13b (leave the current percentages as they are), but eight supported option 13c (allocate more settlement extension sites that would deliver affordable housing). This preference for option 13c could be linked to the respondents' land interests and a desire to get their land allocated.
1183. The development industry was fairly negative about the current policy, with several comments that it makes development unviable; the current percentages are unrealistic; and developers' percentages are being ignored by the Council. It is not surprising that developers would be so vociferous in their objections, as affordable housing contributions reduce their and their clients' profits. But in reality, the policy was rigorously tested at the Purbeck Local Plan Part 1 examination and has proven deliverable. For example, the West Gate site at Wareham is viable at 50% affordable housing and the developers have not challenged the policy's requirements. There are six housing submarkets in Purbeck with the coastal area the most expensive and Upton the least. The West Gate site sits within the Wareham submarket, which is the third least expensive. This shows strong evidence that the policy is deliverable.
1184. Notwithstanding this, the current policy is flexible and allows for developers to challenge the Council using an independent appraisal, if they believe that the policy requirements would affect viability.

## Individuals and anonymous

1185. Chart 90 below shows the split of individual and anonymous respondents who stated specific agreement or disagreement with the options.

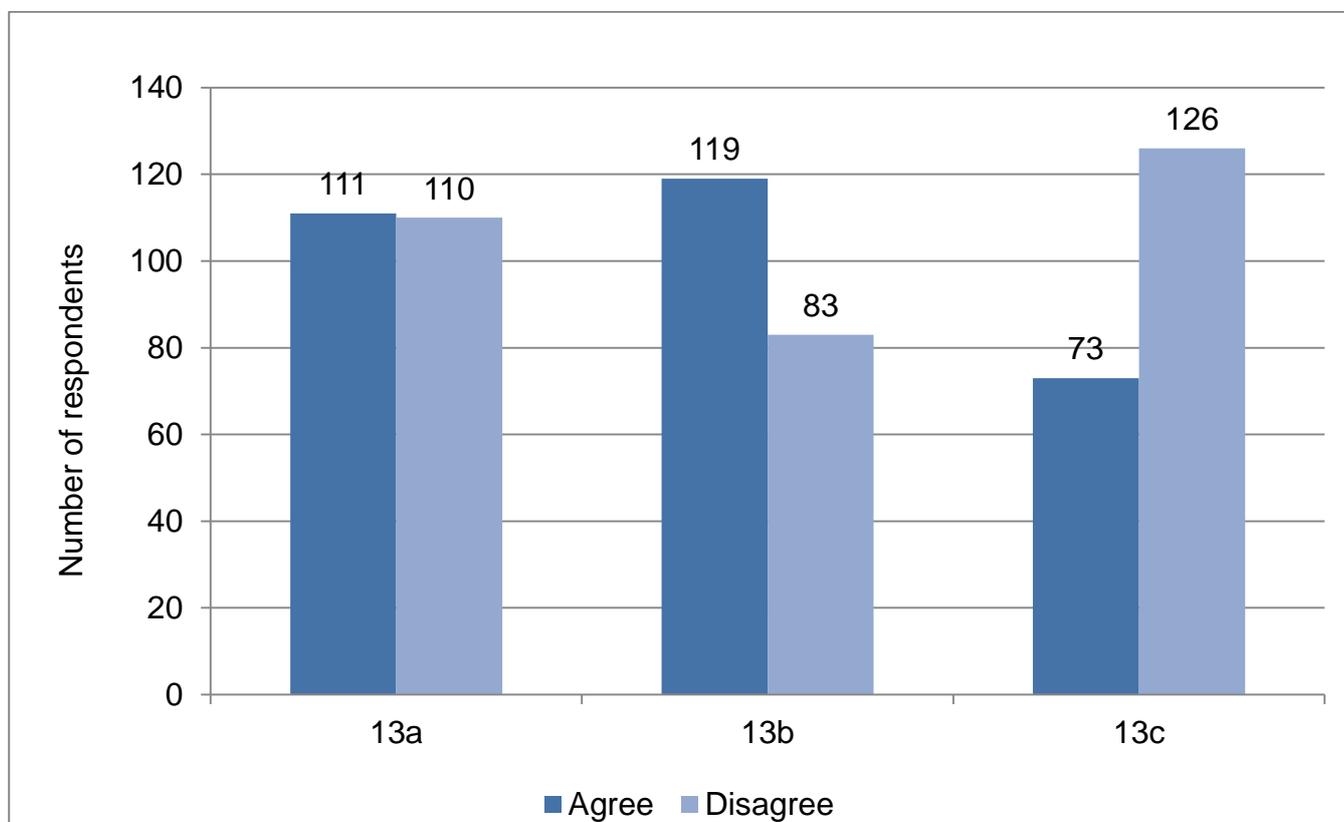


Chart 90: Responses to Option 13a, 13b and 13c

1186. The results show an almost even split of opinion for option 13a (increase the percentages of affordable housing on sites of six or more dwellings across the district and 11 or more in Upton and Wareham), but the support for 13b (leave the current percentages as they are) and disagreement for 13c (allocate more settlement extension sites that would deliver affordable housing) are clear. A summary of the main issues raised is below.

### Second homes

1187. There were several comments from the public that second homes contribute towards the affordability crisis in Purbeck and that the Council should take steps to either prevent second homeownership or penalise it.

1188. The Council is aware of this strength of opinion and is seeking advice from the Planning Advisory Service to see if there is anything that can be done to restrict the sale of new homes.

1189. Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.

### Rural exception sites

1190. Several respondents felt that the Council should be doing more to promote rural exception sites. This is because they believe families are being forced to leave their villages because they cannot afford to live there and eventually there will be nobody of working age population to support the local services and facilities.

1191. The Council is aware that the take up of rural exception sites is still low, despite the changes to policy that allow a small element of market housing in order to incentivise landowners and provide an element of cross-subsidy to schemes. The Council is committed to working with local landowners to bring forward new sites. However, the Council is also realistic in knowing that all of the district's affordable housing shortage cannot be met solely through exception sites and that larger allocations will be necessary.

#### Definition of affordable housing

1192. There appears to be a lot of confusion amongst the public about the meaning of affordable housing. Many have misinterpreted it to mean low cost market housing, which they believe the fortunate first buyer purchases at a reduced rate and then makes a large profit at resale.

1193. It is understandable that people would misinterpret the terminology because they do not understand that it is a national planning definition meaning social housing, not lower priced market housing. As a consequence of this misinterpretation, many respondents questioned the point of being in favour of affordable housing because they believed the homes would still be 'unaffordable' to low income residents. This is unfortunate because it may have skewed the results. In hindsight, it might have been beneficial to include the national definition more prominently in the consultation material for clarity.

#### Settlement extensions

1194. The option with the least level of support from this group was option 13c, to allocate more settlement extensions that would deliver affordable housing. Several comments were clear in their lack of support generally for settlement extensions, although some accede that settlement extensions are the best way to meet objectively assessed housing needs.

1195. This viewpoint ties in with many of the negative views given elsewhere in the consultation to settlement extensions. Despite some public objections to the principle of settlement extensions, they will very likely be needed if the Council is to meet its objectively assessed development needs.

#### Brownfield land

1196. Many believe that there are enough brownfield sites in the district that could deliver affordable housing.

1197. The Council's previously developed (brownfield) land study has looked at the amount of brownfield land in the district and concluded that there is very little suitable or useful land available and that greenfield sites will be necessary if the Council is to meet its objectively assessed development needs.

## Conclusions

1198. Overall, there is more support for the Council to continue with the current percentages. The majority of respondents felt this way because the current percentages provide certainty for developers and the evidence behind them was rigorously tested at the Purbeck Local Plan Part 1 examination in 2012. There is also the fear that an increase in percentages would stifle development locally because it would put developers off building.
1199. There was some negativity about the current policy directed from the development industry, which was fairly negative about the current policy, with several comments that it makes development unviable; the current percentages are unrealistic; and developers' percentages are being ignored by the Council. However, the Council counters this with evidence that the policy has proven deliverable and that the existing policy is flexible to allow developers to challenge the Council using an independent appraisal.
1200. There were several comments from the public that second homes contribute towards the affordability crisis in Purbeck and that the Council should take steps to either prevent second homeownership or penalise it. The Council is aware of this strength of opinion and is seeking advice from the Planning Advisory Service to see if there is anything that can be done to restrict the sale of new homes.
1201. There appears to be a lot of confusion amongst the public about the meaning of affordable housing. Many have misinterpreted it to mean low cost market housing. It is understandable that people would misinterpret the terminology because they do not understand that it is a national planning definition meaning social housing. But as a consequence of this misinterpretation, many respondents questioned the point of being in favour of affordable housing because they believed the homes would still be 'unaffordable' to low income residents. This is unfortunate because it may have skewed the results. In hindsight, it might have been beneficial to include the national definition more prominently in the consultation material for clarity.
1202. In conclusion, there could be risks of stifling development by increasing percentages, but it would not be wise to rule this out altogether without evidence. The Council will need to update its viability evidence base for the Partial Review, so this can look at the merits of increasing percentages. It would also be inappropriate to rule out additional settlement extensions at this stage because the Council has to prove it has done everything it can to meet its objectively assessed needs target (subject to local constraints).

## Summary of actions for question 13a

1203. Appendix 10.13 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.
- Seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.
  - Should the Council decide to increase the percentage requirements of Policy AH, ensure that the risk of stifling development is investigated as part of any new viability evidence that the Council commissions.

- Ensure that any revisions to the policy comply with the House of Commons Written Statement on Support for Small Scale Developers, Custom and Self-builders dated 28 November 2015.

**Question 13b: should the Council collect commuted sums in lieu of onsite affordable housing provision for eligible developments of between 6 and 10 dwellings?**

1204. Overall, there is more support than objection to this option, as shown in chart 91 below.

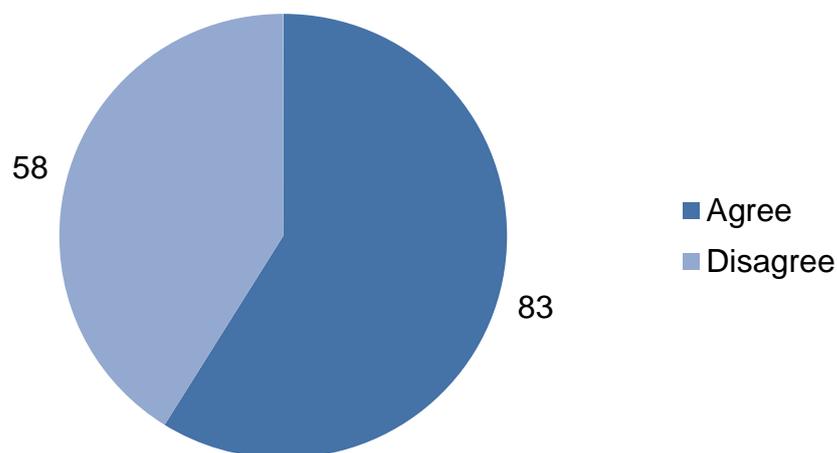


Chart 91: Number of responses to question 13b

**Statutory and/or duty to cooperate bodies**

Dorset AONB Team

1205. The Dorset AONB Team recommends that the Council should collect in lieu payments. The Council notes this support.

West Dorset, Weymouth and Portland Borough Councils

1206. This partnership supports collecting commuted sums because it is consistent with the proposed approach the two councils are taking through the West Dorset / Weymouth and Portland Local Plan. The Council notes this support.

**Non-statutory groups and organisations**

1207. Two members of this group responded to this question and both agreed. This included the Plan for Upton and Lytchett Minster and Wareham Town Trust.

**Town and Parish Councils**

1208. Seven town and parish councils agreed to this question. This included Church Knowle Parish Council; Corfe Castle Parish Council; Kimmeridge Parish Meeting; Lytchett Matravers Parish Council; Wareham St Martin Parish Council; Arne Parish Council; and Winfrith Newburgh and East Knighton Parish Council.

1209. Lytchett Minster and Upton Town Council; Worth Matravers Parish Council and West Lulworth Parish Council disagreed. Worth Matravers Parish Council believed that the money is rarely effective and West Lulworth Parish Council said it should not be allowed, as private developers can afford to pay the levy but local people still need to be housed. With regard to the former comment, the Council agrees it is not as effective as onsite provision, but there are instances where it can be effective, for example when pooled with other contributions and used to bring forward affordable homes. With regard to the latter statement, if the development is viable, the developer can afford to pay, and the money is used to house local people.
1210. Wareham Town Council voiced concerns that commuted sums are not cost-effective for small builders/developers, who may have no incentive to build. While the Council understands this concern, the existing policy has already led to the Council collecting commuted sums from small scale developments. Furthermore, its flexibility allows for the developer to challenge the Council's requirements independently.

### **Agents, landowners and developers**

1211. One of this group agreed, but without any supporting comments. Another disagreed, saying that the Council should only collect commuted sums 'from sites in the countryside where the government's lower threshold applies'. The government guidance allows the Council to consider collecting commuted sums from developments of between 6-10 dwellings across the district, except Wareham and Upton. The Council is not proposing any different from this because guidance will not allow it. The Council would collect a commuted sum from all eligible sites, whether infill developments or settlement extensions.

### **Individuals and anonymous**

#### Danger of concentrated affordable housing

1212. Several respondents feared that a result of collecting commuted sums could be that the money is spent on bringing forward 'ghettos' of affordable housing.
1213. Affordable housing is generally pepper potted around developments, rather than concentrated. This is because the Council needs to create mixed and balanced communities. The Council could spend commuted sums on bringing forward rural exception sites, which are predominantly affordable housing and therefore could be viewed as more concentrated. However, these are generally small in size.

#### Smaller threshold

1214. Some respondents felt that the Council should be doing more to lower the threshold, as was the case before the government introduced the nationally-applicable thresholds through the Planning Practice Guidance.
1215. National policy and guidance carry more weight than local policies. Therefore, even though the Council can produce evidence that a lower threshold is both viable and deliverable in Purbeck, the Council cannot go against national guidance.

#### Developers will not provide onsite units

1216. Some respondents feared that developers would opt for a commuted sum, rather than onsite provision. This means that other sites would have to create a disproportionate number of affordable homes instead of an equitable mix of housing.
1217. The Council's preference is onsite provision and it will always seek this in the first instance. The Council's Affordable Housing Supplementary Planning Document makes it clear that a commuted sum as a developer's preference is not a permissible choice. However, the Council must take into account government guidance, which does not allow onsite provision on sites of fewer than 11 units and only allows the collection of commuted sums in certain parts of the district between 6-10 dwellings.

#### Belief that money is wasted

1218. Several respondents commented that commuted sums are wasted. Others were suspicious that the money does not really get used for affordable housing.
1219. These comments did not contain any supporting evidence. Monies are secured by legal agreements and are ring-fenced for affordable housing delivery. The Council is completely transparent about this, through publishing an annual report for the Overview and Scrutiny Committee on Section 106 and CIL income for the financial year. This includes money held from commuted sums. Perhaps the Council could make this message clearer in future documents.

## Conclusions

1220. The consultation has shown several concerns from the public. However, they are all either being addressed already, for example the Council publishing how monies are being spent, or are not possible to implement, for example lowering the threshold for affordable housing further.
1221. Nevertheless, it is clear that there is a level of support for this option to go forward. The Council will need to update its viability evidence base as part of the Partial Review, so will make sure that the evidence looks into the merits of collecting commuted sums from developments of between six and 10 dwellings across the district, except for Wareham and Upton.

Action: continue to investigate the possibility of collecting commuted sums on developments of between 6-10 dwellings.

**Question 13b: should the Council collect commuted sums in lieu of onsite affordable housing provision for eligible developments of between 6 and 10 dwellings?**

1222. Overall, there is more support than objection to this option, as shown in chart 92 below.

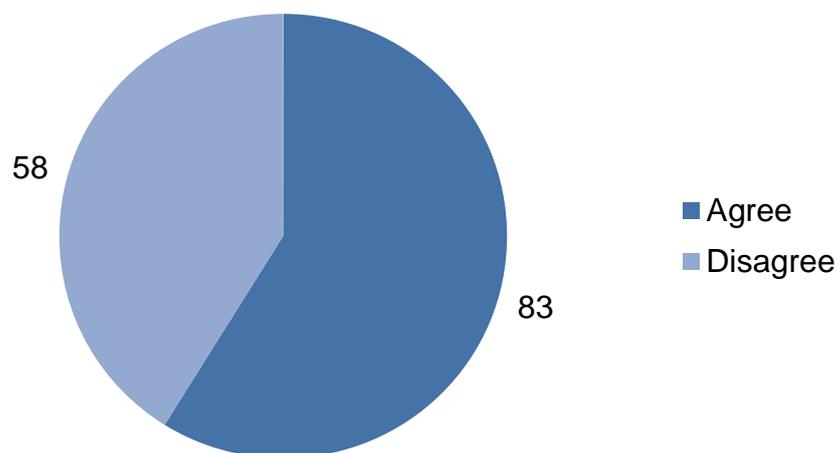


Chart 92: Number of responses to question 13b

**Statutory and/or duty to cooperate bodies**

Dorset AONB Team

1223. The Dorset AONB Team recommends that the Council should collect in lieu payments. The Council notes this support.

1224. West Dorset, Weymouth and Portland Borough Councils

1225. This partnership supports collecting commuted sums because it is consistent with the proposed approach the two councils are taking through the West Dorset / Weymouth and Portland Local Plan. The Council notes this support.

**Non-statutory groups and organisations**

1226. Two members of this group responded to this question and both agreed. This included the Plan for Upton and Lytchett Minster and Wareham Town Trust.

**Town and Parish Councils**

1227. Seven town and parish councils agreed to this question. This included Church Knowle Parish Council; Corfe Castle Parish Council; Kimmeridge Parish Meeting; Lytchett Matravers Parish Council; Wareham St Martin Parish Council; Arne Parish Council; and Winfrith Newburgh and East Knighton Parish Council.

1228. Lytchett Minster and Upton Town Council; Worth Matravers Parish Council and West Lulworth Parish Council disagreed. Worth Matravers Parish Council believed that the money is rarely effective and West Lulworth Parish Council said it should not be allowed, as private developers can afford to pay the levy but local people still need to be housed. With regard to the former comment, the Council agrees it is not as effective as onsite provision, but there are instances where it can be effective, for example when pooled with other contributions and used to bring forward affordable homes. With regard to the latter statement, if the development is viable, the developer can afford to pay, and the money is used to house local people.
1229. Wareham Town Council voiced concerns that commuted sums are not cost-effective for small builders/developers, who may have no incentive to build. While the Council understands this concern, the existing policy has already led to the Council collecting commuted sums from small scale developments. Furthermore, its flexibility allows for the developer to challenge the Council's requirements independently.

### **Agents, landowners and developers**

1230. One of this group agreed, but without any supporting comments. Another disagreed, saying that the Council should only collect commuted sums 'from sites in the countryside where the government's lower threshold applies'. The government guidance allows the Council to consider collecting commuted sums from developments of between 6-10 dwellings across the district, except Wareham and Upton. The Council is not proposing any different from this because guidance will not allow it. The Council would collect a commuted sum from all eligible sites, whether infill developments or settlement extensions.

### **Individuals and anonymous**

#### Danger of concentrated affordable housing

1231. Several respondents feared that a result of collecting commuted sums could be that the money is spent on bringing forward 'ghettos' of affordable housing.
1232. Affordable housing is generally pepper potted around developments, rather than concentrated. This is because the Council needs to create mixed and balanced communities. The Council could spend commuted sums on bringing forward rural exception sites, which are predominantly affordable housing and therefore could be viewed as more concentrated. However, these are generally small in size.

#### Smaller threshold

1233. Some respondents felt that the Council should be doing more to lower the threshold, as was the case before the government introduced the nationally-applicable thresholds through the Planning Practice Guidance.
1234. National policy and guidance carry more weight than local policies. Therefore, even though the Council can produce evidence that a lower threshold is both viable and deliverable in Purbeck, the Council cannot go against national guidance.

#### Developers will not provide onsite units

1235. Some respondents feared that developers would opt for a commuted sum, rather than onsite provision. This means that other sites would have to create a disproportionate number of affordable homes instead of an equitable mix of housing.
1236. The Council's preference is onsite provision and it will always seek this in the first instance. The Council's Affordable Housing Supplementary Planning Document makes it clear that a commuted sum as a developer's preference is not a permissible choice. However, the Council must take into account government guidance, which does not allow onsite provision on sites of fewer than 11 units and only allows the collection of commuted sums in certain parts of the district between 6-10 dwellings.

#### Belief that money is wasted

1237. Several respondents commented that commuted sums are wasted. Others were suspicious that the money does not really get used for affordable housing.
1238. These comments did not contain any supporting evidence. Monies are secured by legal agreements and are ring-fenced for affordable housing delivery. The Council is completely transparent about this, through publishing an annual report for the Overview and Scrutiny Committee on Section 106 and CIL income for the financial year. This includes money held from commuted sums. Perhaps the Council could make this message clearer in future documents.

## Conclusions

1239. The consultation has shown several concerns from the public. However, they are all either being addressed already, for example the Council publishing how monies are being spent, or are not possible to implement, for example lowering the threshold for affordable housing further.
1240. Nevertheless, it is clear that there is a level of support for this option to go forward. The Council will need to update its viability evidence base as part of the Partial Review, so will make sure that the evidence looks into the merits of collecting commuted sums from developments of between six and 10 dwellings across the district, except for Wareham and Upton.

Action: continue to investigate the possibility of collecting commuted sums on developments of between 6-10 dwellings.

### **Question 13c: have you any other suggestions for how the Council could increase its supply of affordable housing?**

1241. The Council received many different suggestions from different groups. These are summarised below.

#### **Non-statutory groups and organisations**

1242. The Plan for Upton and Lytchett Minster believes that the only way the housing crisis can really be addressed is for large-scale releases of land for park homes. It believes the Council should investigate this issue and start looking for suitable sites. Self-build housing also has the capacity to address housing need.

1243. The Council needs to plan for a mix of tenures and types, so whilst park homes could feature, this would not be suitable for all demand. The Council already allows for self-build affordable housing. The government is due to release information on other types of self build housing soon, which should give the Council a steer on how to deliver it.

#### **Town and parish councils**

1244. Affpuddle and Turnerspuddle Parish Council believe that the Council should allow shared ownership and that it should use public-owned and MOD land. Worth Matravers Parish Council also believes that the Council should focus on public-owned land.

1245. The Council does already allow for shared ownership properties. The Council has very little available or suitable public land, but is currently investigating which areas could be used for housing and will present them to housing associations. The Council is in regular contact with the MOD, who is producing its estate development plan. This will show which areas could be available for development.

Action: continue to investigate which areas of Council-owned land may be suitable for housing development and offer to sell them to housing associations.

Action: when it is published, bear in mind the MOD's estate development plan and which areas are available for development.

1246. Church Knowle Parish Council believes the Council should lobby Parliament to tax second homes more. Similarly, Corfe Castle Parish Council believes that the Council should do more to restrict second homeownership.

1247. The Council is able to make representations on government consultations, but it is the Council's job to implement government policy and not lobby to change it. The Council is already charging the maximum amount of council tax that it can to second homes. The Council is currently investigating if there is anything it can do to restrict second homeownership.

Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.

1248. Lytchett Matravers Parish Council believes the Council should use commuted sums to bring disused houses and buildings back to life. This is certainly something that the Council can do with commuted sums.
1249. Lytchett Minster and Upton Town Council says that the Council should 'engage in direct development and construction'. The Council interprets this to mean that the Council should purchase land and develop it. The Council would not have the resources to do this, but can use the services of private developers and housing associations to bring forward public-owned land for development.
1250. Arne Parish Council believes that the Council should collect commuted sums where the developer feels 40-50% affordable on a site would prevent development. The Council could then either build the affordable houses themselves, using the collected commuted sums or work in conjunction with a social housing company.
1251. This is broadly how the system works at present, if a developer can show, through an independent appraisal, that onsite provision would not be viable.
1252. West Lulworth Parish Council says that affordable housing is not affordable to local people due to low incomes. It asks the Council to 'stop focusing on affordable housing and increase housing stock for rent that is available to locals in perpetuity. If Section 156 were applied to all affordable new builds it would remain affordable beyond the first sale which is not currently the case.'
1253. It appears that the parish council may have misinterpreted affordable housing to mean low cost market housing. This is understandable and the Council will seek to include a more prominent definition of affordable housing in future consultation material. The Council's priority is for rented accommodation, as shown in Policy AHT (Affordable Housing Tenure) of the Purbeck Local Plan Part 1, which uses a guide tenure split of 90% rented and 10% shared ownership in a development's mix.
1254. The Council interprets the parish council to mean section 156 of the Housing Act 1985. Section 156A provides a right of first refusal for social landlords to buy back any property sold under the right to buy or the right to acquire if an owner wishes to resell within 10 years. Section 156 is concerned with the repayment of the discount on a right to buy.

Action: the Council will investigate the merits of apply Section 156 of the Housing Act to all new build affordable homes.

### **Agents, landowners and developers**

1255. This group focuses largely on the Council's requirement to meet its full, objectively assessed development needs and that in order to do this, it will need to release greenfield sites.

### **Individuals and anonymous**

#### **Second homes**

1256. Many respondents felt that the Council should be doing more to prevent second homeownership, some calling for a council tax penalty scheme.

1257. The Council is currently investigating if there is anything it can do to restrict second homeownership. The Council is already charging the maximum amount of council tax that it can to second homes.

1258. Action: seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.

#### Tie affordable housing to jobs

1259. Some respondents felt that new affordable housing should be tied to specific jobs, for example school teachers, police and nurses.

1260. The demographic of households in affordable housing need in Purbeck is very broad and not just confined to those occupations suggested. The trouble with tying accommodation to a specific job is that it limits the working occupants' ability to change jobs and limits the family's freedom to move. This would be too inflexible.

#### Compulsory Purchase Orders

1261. Many respondents believe that the council should buy empty properties and transform them into affordable homes.

1262. There are relatively few empty homes in the district. Compulsory Purchase Orders are generally time consuming and costly to undertake and hence may not be appropriate. Therefore, this would not be a suitable solution to the problem.

#### Restrict number of planning permissions for domestic extensions

1263. A number of respondents felt that smaller properties are being purchased and extended into properties that are then out of the reach of lower income families and too big for people to downsize into. The proposed solution is for the Council to not always grant planning permission for such smaller properties to extend.

1264. This appears to misinterpret affordable housing as low cost market housing. Many households undertake extensions through 'permitted development' (i.e. not requiring planning permission) and this is therefore not within the Council's control. Policies need to be fair and flexible, so it would be impossible to create one that only allows some properties and not others to extend. It would also be unreasonable to forfeit somebody for renovating a house for profit. Furthermore, market housing is market led, so should respond to the market's demands. There are still many smaller properties available in Purbeck, many of which are recently built.

#### Confusion of the definition of affordable housing

1265. There appears to be a lot of confusion amongst the public about the meaning of affordable housing. Many have misinterpreted it to mean low cost market housing, which they believe the fortunate first buyer purchases at a reduced rate and then makes a large profit at resale. It is understandable that people would misinterpret the terminology because they do not understand that it is a national planning definition meaning social housing, not lower priced market housing. As a consequence of this misinterpretation, many respondents focussed their comments on ways to suppress the resale value of what they interpreted to be 'affordable' homes. In hindsight, it might

have been beneficial to include the national definition more prominently in the consultation material for clarity.

#### Council / pension fund / investor partnerships

1266. Some respondents suggested that investor partnerships could help deliver affordable housing projects. This is a complex area that the Council cannot comment on at present without further investigation.

Action: investigate potential Council / pension fund / investor partnerships to raise money for construction of rental properties.

## Conclusions

1267. Unfortunately, many respondents appeared not to understand what affordable housing is and misinterpreted it to mean low cost market housing, rather than social housing. The consequence is that this may have skewed the results. In hindsight, it perhaps would have been beneficial to include the definition of affordable housing in a more prominent location in the consultation document to make this clearer.

1268. Nevertheless, the consultation has revealed a number of possibilities for the Council to explore.

## Summary of actions for question 13c

1269. Appendix 10.13 provides a summary of all the issues raised; officer responses; and any actions arising. Below is a summary of all actions identified.

- Seek advice from the Planning Advisory Service to see if there is anything the Council can do to restrict the sale of new homes.
- Take into account the recommendations of the Strategic Planning Forum.
- Investigate potential Council / pension fund / investor partnerships to raise money for construction of rental properties.
- Continue to investigate which areas of Council-owned land may be suitable for housing development and offer to sell them to housing associations.
- Continue to work with landowners to identify and bring forward suitable rural exception sites.
- When it is published, bear in mind the MOD's estate development plan and which areas are available for development.
- The Council will investigate the merits of apply Section 156 of the Housing Act to all new build affordable homes.

## Issue 14: Self/custom build housing

**Option 14a: allocate sites specifically for self-build projects**

**Option 14b: allocate a portion of settlement extension sites for self-build projects**

**Option 14c: use development contributions**

**Option 14d: allocate Council owned land for self-build**

**Option 14e: do nothing and let those in need of a home buy from a developer or the existing housing stock**

1270. In 2014 the government consulted on options to help make it easier for individuals to build their own affordable homes. Issue 14 proposes a range of options that the Council could use to allocate building plots and/or sites for self/custom build.

1271. The numbers of those respondents who agree or disagree with each option 14a, b, c, d and e are shown in charts 93 and 94 below.

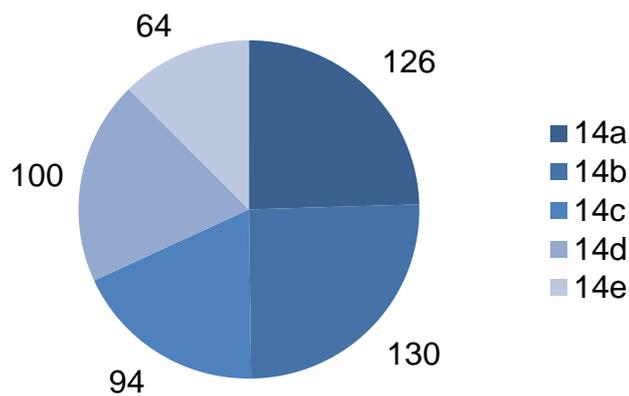


Chart 93: Number of respondents who agree with options 14a – 14

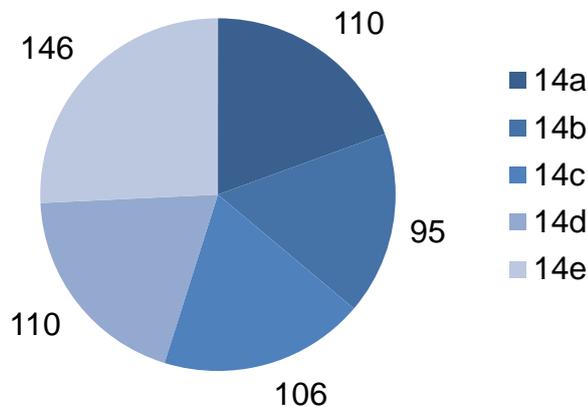


Chart 94: Responses to option 14a

## Statutory consultees and duty to co-operate organisations

1272. There were no responses from this group to any of the options in Issue 14.

## Non-statutory organisations and groups

1273. 2 organisations from this group agreed with option 14a (allocate sites specifically for self-build projects). Plan for Upton and Lytchett Minster (PULM) agreed because they believe, 'Self build projects lead to better quality housing that is more individual and less uniform than developer'. Wareham Town Trust state that, 'Self builders should be able to sort this out for themselves if the land is allocated'.

## Town and parish councils

1274. 10 parish and town councils responded to option 14a. 6 agreed and 2 disagreed. comments are not necessarily related to a specific option other than the Wareham St Martin Parish Council comments which state a preference for option 14c (use development contribution)..

| <b>Town/parish council/meeting</b>      | <b>Agree / disagree</b> | <b>Question 14a: Why do you agree / disagree?</b>   |
|---|-------------------------|---|
| Arne Parish Council                     | Disagree                | We disagree with all options as they are all too restrictive. Each request should be considered on its own merit.   |
| Church Knowle Parish Council            | Agree                   | Self build is the only way many people can afford an affordable home. Have supporting officers for self build.  |
| Corfe Castle Parish Council             | Agree                   | Maintain flexibility in provision of self build sites.  |
| Kimmeridge Parish Meeting               | Agree                   | Better for those pursuing this concept to group and work together. Include plots in villages to help add to character and include redundant farm buildings.   |
| Lytchett Minster and Upton Town Council | Agree                   | We support the concept of self-build which tends to contribute to local economic achievements and draws on otherwise inaccessible resources.  |
| Wareham St Martin Parish Council        | Disagree                | Allocating specific sites is impractical as self-builders might not want to live in that area and then the land cannot be used for anything else. Also to allocate a portion of settlement extension might prevent affordable housing being built more quickly. |
| Wareham Town Council                    | Disagree                | Cannot speak for other Councils in this respect. Option 14e (do nothing) preferred option which will allow market forces to prevail for anyone wishing to self-build.   |

## Partial Review Issues and Options Consultation Report – May 2015

|  |       |  |
|--|-------|--|
| West Lulworth                                      | Agree | 14a - must be local people building for self. 14c - this could be misused i.e. a local person who is well off could benefit from buying cheap land but sell the self-build at market value. Apply Section 156. |
| Winfrith Newburgh and East Knighton Parish Council | Agree | Self-build projects bring distinction to areas within building control. Redundant council owned land in towns could be put to use as self build projects to smarten up rundown areas.                          |
| Wool Parish Council                                | Agree | Using council-owned land would help generate income as well as tackling the problem. Doing nothing leaves people tied to developers.   |
| Worth Matravers                                    |       | Not sure why self build is an alternative at all and how affordable housing status would be maintained. A bit of a TV myth that it is much cheaper to self build to decent standards.                          |

### Agents, developers and landowners

1275. The following responses were received from this group of respondents:

- Lees Estate agree with self build in general as it provides more options for people who are otherwise regimented into housing estates which look very boringly alike and where there is a high element of profit for the developer.
- Three others disagree with 14a.

### Individuals and anonymous

1276. We received 220 responses from this group of respondents. Just over half agreed (116) and just under half (105) disagreed with option 14a. Comments from this group include:

- Self build houses tend to create attractive areas;
- Seems to be the only option really practicable;
- Must be local people building for self;
- Provides a choice;
- Those wanting self builds are likely to be in the minority - not sure they would all be prepared to come to one specified site; and
- Would be difficult to achieve.

1277. All comments received are summarised in more detail in Appendix 10.14

## Option 14b: allocate a portion of settlement extension sites for self-build projects

1278. We received more than 220 responses to option 14b with only 3 responses coming from the agents, developers and landowners group and 2 from non-statutory groups. 124 individuals and anonymous respondent agreed with option 14b and 87 disagreed.

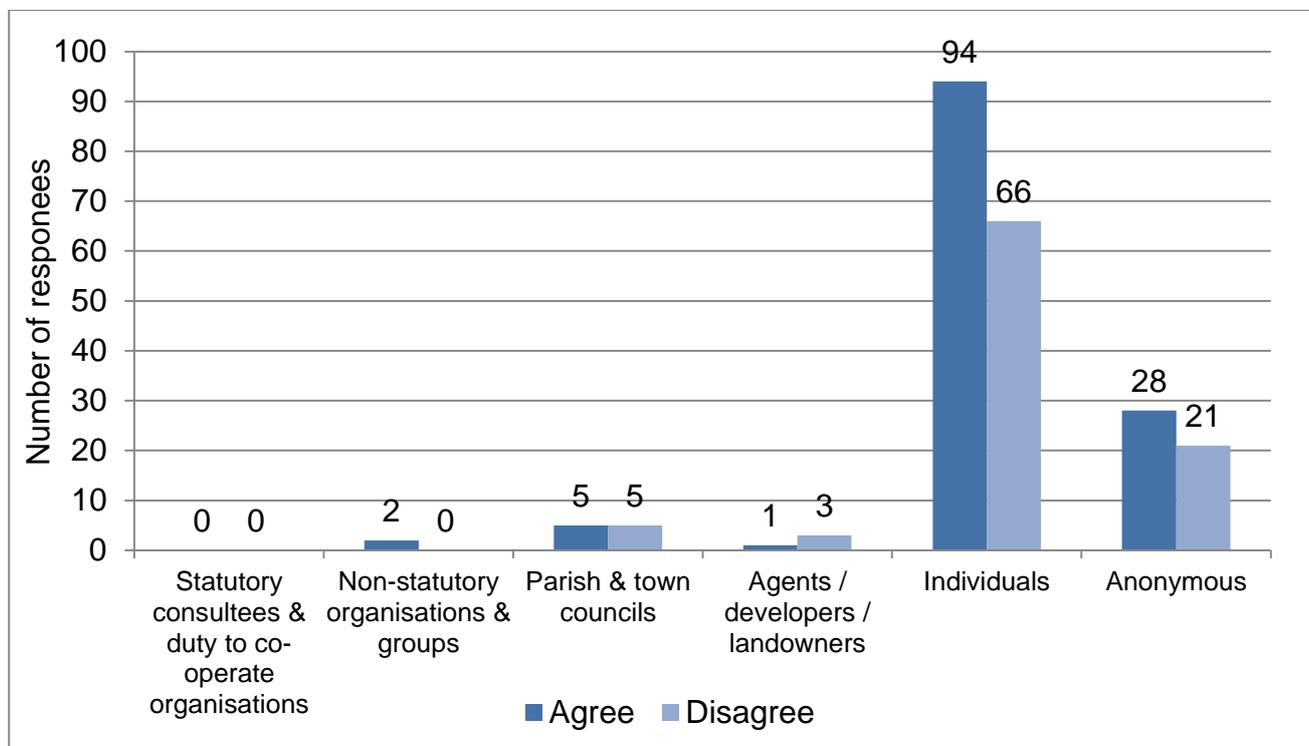


Chart 95: Number of responses to option 14b

### Non-statutory organisations and groups

1279. Both Wareham Town Trust and Plan for Upton and Lytchett Minster (PULM) agree with option 14b (allocate a portion of settlement extensions for self build).

### Town and parish councils

1280. 10 parish councils responded to option 14b with 5 agreeing and 5 disagreeing. All comments in response to Issue 14 made by parish councils are listed in the town and parish council section of option 14a (allocate sites specifically for self-build projects).

| Town/parish council          | Agree / disagree |
|------------------------------|------------------|
| Arne Parish Council          | Disagree         |
| Church Knowle Parish Council | Agree            |
| Corfe Castle Parish Council  | Agree            |
| Kimmeridge Parish Meeting    | Disagree         |

## Partial Review Issues and Options Consultation Report – May 2015

|  |          |
|--|----------|
| Lytchett Minster and Upton Town Council            | Agree    |
| Wareham St Martin Parish Council                   | Disagree |
| Wareham Town Council                               | Disagree |
| West Lulworth                                      | Disagree |
| Winfrith Newburgh and East Knighton Parish Council | Agree    |
| Wool Parish Council                                | Agree    |

### Agents, developers and landowners

- J. Spiller & Sons Ltd., Sibbert Gregory and Bloor Homes disagree with option 14b (allocate a portion of settlement extensions) while the Lees Estate agrees.
- Bloor homes state 'It is appropriate to propose self and custom build housing only where it would increase the supply of housing in Purbeck, for example the ability to bring forward development on publicly owned land quickly. Bloor Homes strongly objects to option 14b. Bloor Homes would support option 14d (allocate Council owned land for self-build) where there is evidence of local demand for custom and self build projects and where early delivery can be confirmed.
- ES Group suggest that land at the Dorset Green Technology Park could, in part, accommodate sites or a specific percentage of homes for self or custom build.

### Individuals and anonymous

1281. Out of more than 200 responses 122 agree and 87 disagree with option 14b. The comments are listed in Appendix 10.14. A sample of responses to this option is listed below

- Allows a wider range of areas to be available.
- Agree, say at least one plot per development add some variation to the homogenous design of new housing.
- Need to keep development mixed, not all of one type.
- 14b treats everyone fairly in that in a settlement extension an individual can either buy an open market house or erect their own home on a similar sized plot of land on the same site. Don't blot the landscape for private social or self-build housing needs.
- Making settlement extension sites is likely to chip away at Green Belt land – unacceptable.
- Result in "dumping style" planning as the old legion site Cologne Road.

### Option 14c: use development contributions

1282. We received 198 responses to option 14c (use development contributions), 95 agree with this option while 103 disagree.

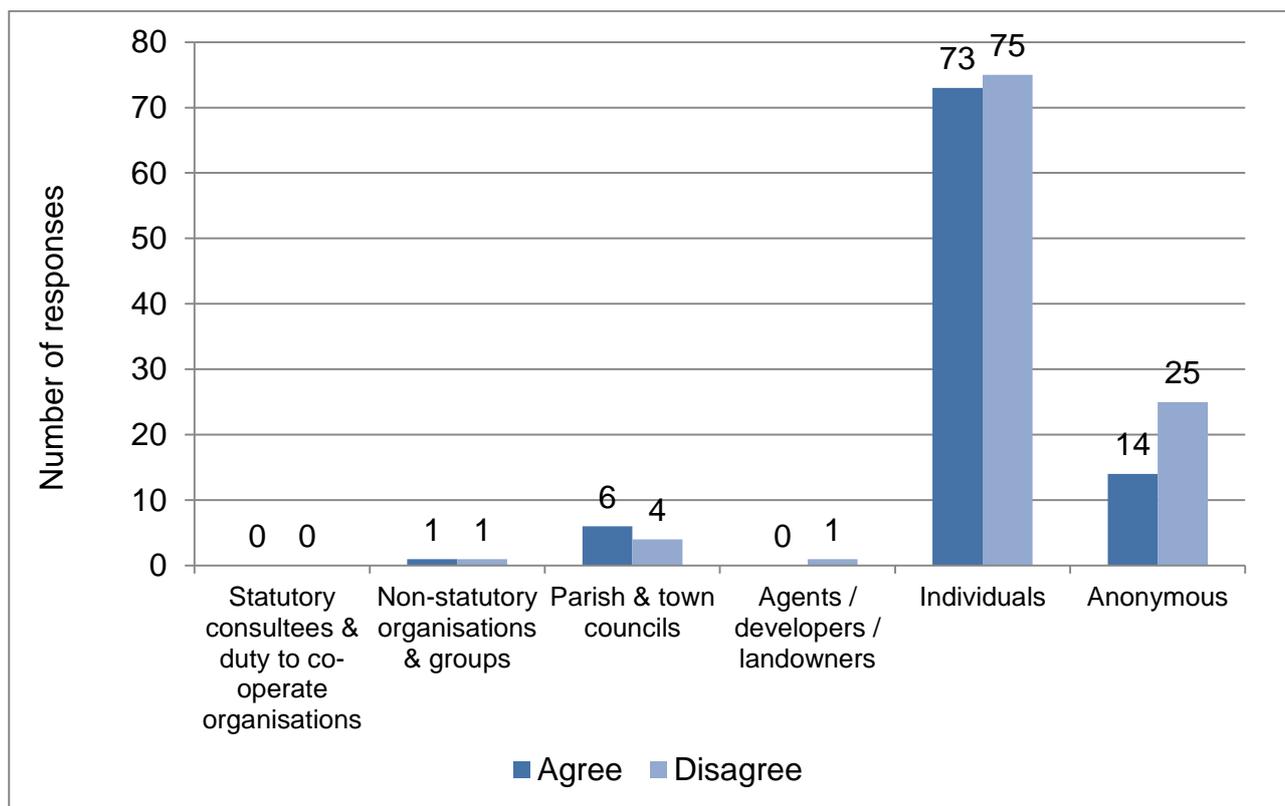


Chart 96: Responses received to option 14c

### Non-statutory organisations and groups

1283. Plan for Upton and Lytchett Minster (PULM) agree with option 14c. Wareham Town Trust disagree.

### Town and parish councils

1284. The following town and parish councils responded to option 14c (use development contributions). All comments in response to Issue 14 made by parish councils are listed in the town and parish council section of option 14a.

| Town/parish council                                | Agree / disagree |
|--|------------------|
| Arne Parish Council                                | Disagree         |
| Church Knowle Parish Council                       | Agree            |
| Corfe Castle Parish Council                        | Agree            |
| Kimmeridge Parish Meeting                          | Disagree         |
| Lytchett Minster and Upton Town Council            | Agree            |
| Wareham St Martin Parish Council                   | Agree            |
| Wareham Town Council                               | Disagree         |
| West Lulworth Parish Council                       | Disagree         |
| Winfrith Newburgh and East Knighton Parish Council | Agree            |
| Wool Parish Council                                | Agree            |

## **Agents, developers and landowners**

1285. J. Spiller & Sons Ltd disagreed with this option but made no further comment .

1286. Other comments from this group include:

- Self build provides more options for people, who are otherwise regimented into housing estates which look very boringly alike and where there is a high element of profit for the developer.
- All too narrowly focussed.
- Use development contributions to allocate funding for self build projects is the most flexible & adaptable method of providing assistance to finding sites and assisting the process - allowing a measure of responsiveness to how the programme is taken up. Is it possible to be specific?
- Each application should be judged on its merits.
- Local to mean local on any proposal for social housing.

## **Individuals and anonymous**

1287. Of the responses received opinion was fairly evenly split with 87 agreeing and 100 disagreeing with option 14c (use development contributions). Comments include:

- 14 a (allocate sites specifically for self-build projects), c (use development contributions) and d (allocate Council owned land for self-build) are unfair because they provide preferential treatment.
- Very small scale only.
- Collecting funds from developers may be problematic and could lead to expensive legal battles for the Council to secure contributions from developers.
- Most obvious way forward and the contributions collected should be used to facilitate option 14a (allocate sites specifically for self-build projects). Not only to allow for more affordable housing, but also to try and build stronger communities in the area, and a sense of ownership.
- Use CIL money to buy plots.

## **Option 14d: allocate Council owned land for self-build**

1288. We receive 215 responses to this option with 110 agreeing and 105 disagreeing with option 14d (allocate Council owned land for self-build). The majority of the responses (203) came from the individuals and anonymous group, 2 parish councils agreed and 6 disagreed, 2 non-statutory groups agreed and 2 agents, developers and landowners disagree with the option.

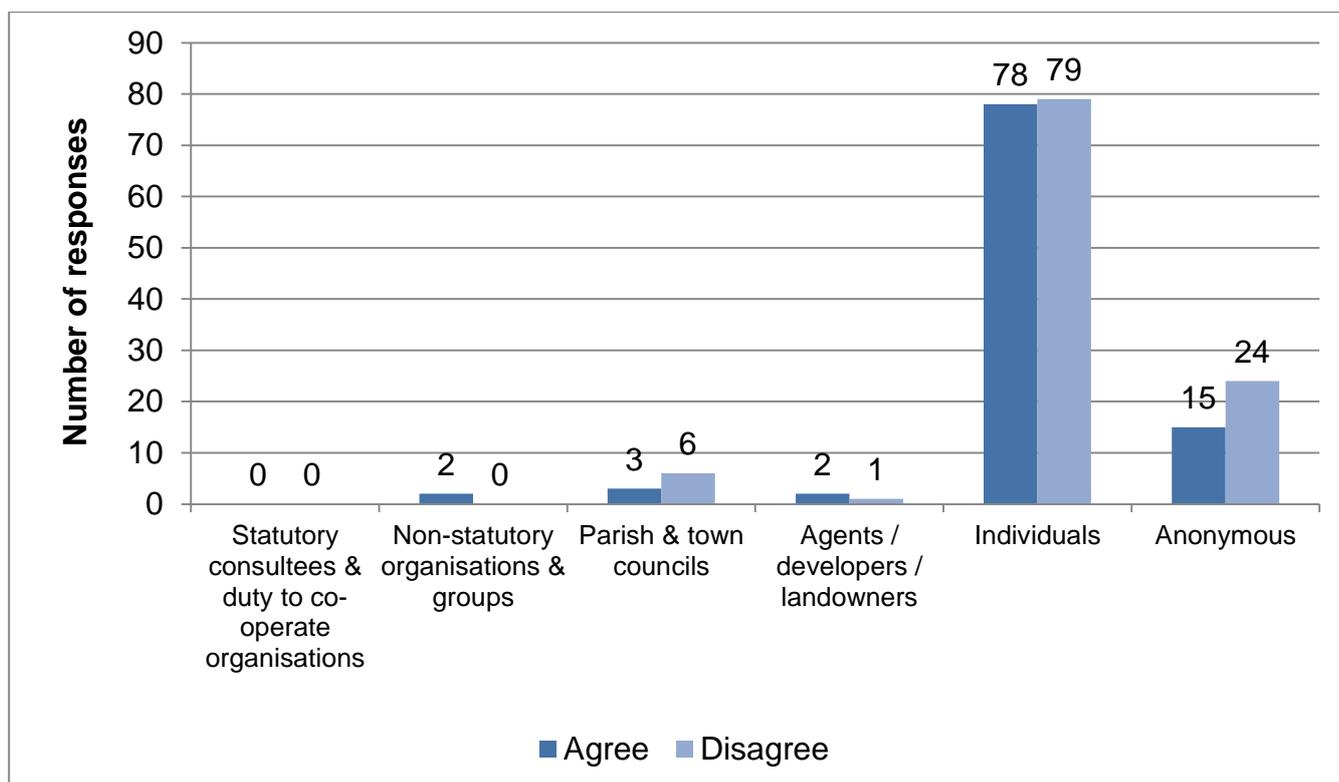


Chart 97: Responses received to option 14d

### Non-statutory organisations and groups

1289. Both Wareham Town Trust and Plan for Upton and Lytchett Minster (PULM) agree with option 14d (allocate Council owned land for self-build).

### Town and parish councils

1290. The town and parish councils listed below either agree or disagree with option 14d (allocate Council owned land for self-build). All comments made by parish councils in response to issue 14 are listed in the town and parish council section of option 14a (allocate sites specifically for self-build projects).

| Town/parish council              | Agree / disagree |
|----------------------------------|------------------|
| Arne Parish Council              | Disagree         |
| Church Knowle Parish Council     | Agree            |
| Corfe Castle Parish Council      | Disagree         |
| Kimmeridge Parish Meeting        | Disagree         |
| Wareham St Martin Parish Council | Disagree         |
| Wareham Town Council             | Disagree         |

|                                     |          |
|-------------------------------------|----------|
| West Lulworth Parish Council        | Disagree |
| Winfrith Newburgh and East Knighton | Agree    |
| Wool Parish Council                 | Agree    |

### **Agents, developers and landowners**

1291. 2 respondents from this group agree with option 14d (allocate Council owned land for self-build) while 1 disagrees.

1292. Bloor Homes would support option 14d where there is evidence of local demand for custom and self build projects and where early delivery can be confirmed.

### **Individuals and anonymous**

1293. Of the responses we received 196 were from the individual and anonymous group. Whether they agreed or disagreed was fairly equally split with 93 agreeing and 103 disagreeing with option 14d (allocate Council owned land for self-build). All comments are listed in Appendix 10.14. Examples of the comments we received are listed below:

- Could make available small areas that developers would not consider.
- The Council should use the land they own for development and not rely on landowners so much.
- Redundant council owned land in towns could be put to use as self build projects to smarten up rundown areas.
- Councils do have some brownfield sites which might qualify.
- Council owned land can better be used for community use or for generation of employment.
- It would be far better for the Council owned land to be made available for affordable housing, not self build.
- Council owned land should be allocated for social and low cost housing.
- The Council should build on that itself.
- Don't need any more full scale developers using up precious farmland. Council-owned land would allow small scale housing/apartments which is better.
- Any surplus Council owned land should be allocated for housing, but not necessarily for self build. Clearly viability for developers depends on the portion allocated.

## Option 14e: do nothing and let those in need of a home buy from a developer or the existing housing stock

1294. We received 210 responses to option 14e (do nothing). 64 of those agree with the option and 146 disagree. As with the other options the majority of the responses came from the individuals and anonymous groups. 8 parish and town councils responded with 2 agreeing and 6 disagreeing with option 14e, 2 non-statutory groups disagreed. From the agents, developers and landowners group 1 disagrees and 1 agrees.

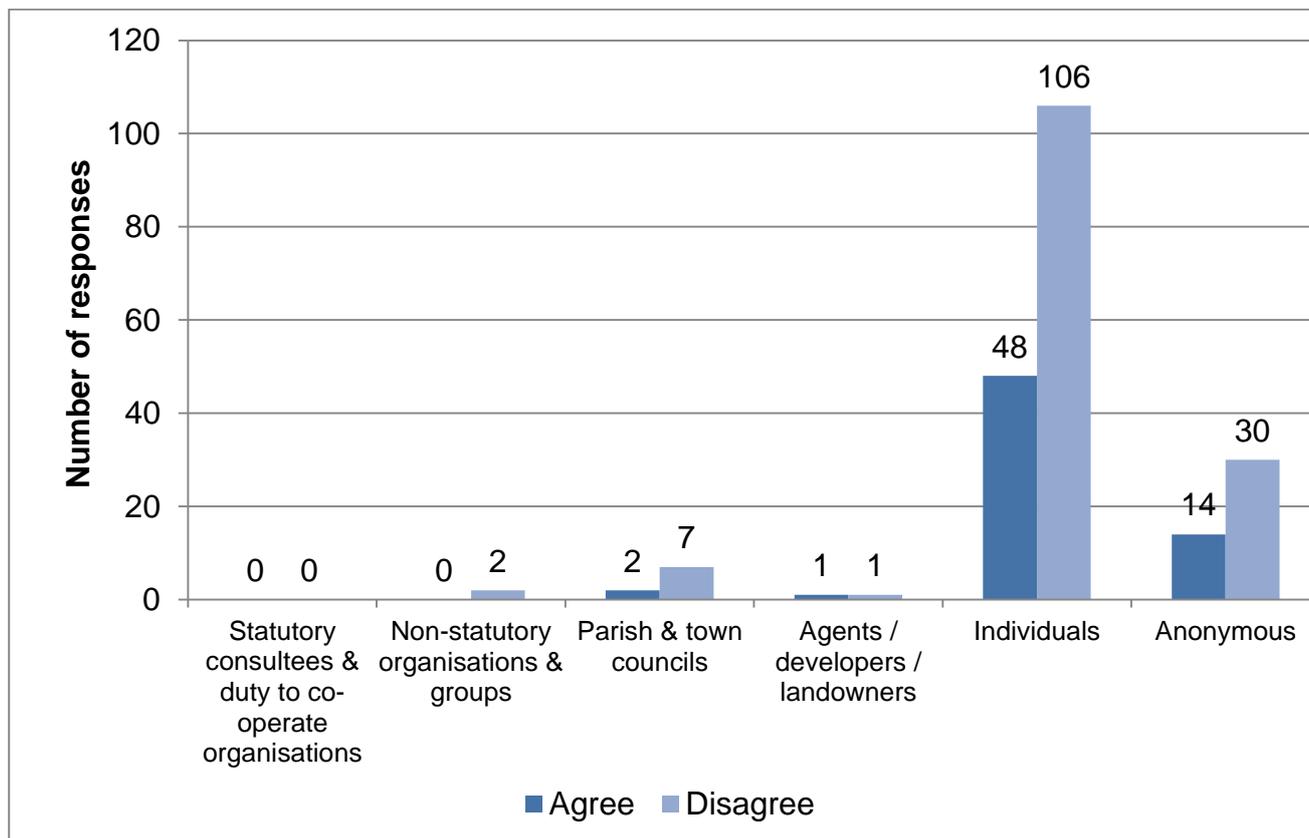


Chart 98: Number of responses received to option 14e

### Statutory consultees and duty to co-operate organisations

1295. No responses were received from this group of respondents.

### Non-statutory organisations and groups

1296. Both Wareham Town Trust and Plan for Upton and Lytchett Minster (PULM) disagree with option 14e (do nothing) .

### Town and parish councils

1297. The parish and town councils listed below either agree or disagree with option 14e (do nothing).

**Parish/town council**

**Agree / disagree**

## Partial Review Issues and Options Consultation Report – May 2015

|  |          |
|--|----------|
| Arne Parish Council                                | Disagree |
| Church Knowle and East Knighton Parish Council     | Disagree |
| Corfe Castle Parish Council                        | Disagree |
| Kimmeridge Parish Meeting                          | Disagree |
| Lytchett Matravers Parish Council                  | Agree    |
| Lytchett Minster and Upton Town Council            | Disagree |
| Wareham Town Council                               | Agree    |
| Winfrith Newburgh and East Knighton Parish Council | Disagree |
| Wool Parish Council                                | Disagree |

### **Agents, developers and landowners**

1298. 2 responses came from the agents, developers and landowners group.

- J. Spiller & Sons Ltd disagrees with option 14e (do nothing).
- Sibbert Gregory agrees and added this comment, 'Why have a policy for the privileged minority?' Let someone who wants to build their own home compete in the open market. There are plenty of small sites with planning permission and your own studies suggest that windfall sites will continue to play a large part in the overall supply of housing'.
- The Home Builder Federation state: If the Council wishes to encourage self-build based on evidence that such a need exists this should be done positively to increase the overall amount of new housing using development rather than by a restrictive policy requirement for inclusion of such housing on larger development sites. Such a policy approach only changes the form of delivery of allocated / permitted dwellings from a national volume or medium sized regional house building company to a self-builder without any consequential additional contribution to boosting housing supply. If these plots are not developed by self builders then the Council has caused unnecessary delay to the delivery of these houses. The Council should also give detailed consideration to the practicalities (for example health & safety implications, working hours, length of build programme, etc.) of implementing any such policy and all proposals should be subject to appropriate viability testing. Self build and / or custom build should be defined in the Glossary of terms included in the Local Plan.

### **Individuals and anonymous**

1299. We received more than 200 responses to option 14e (do nothing) including the following comments:

- Difficult decision as some self builds are suitable, well designed and complimentary or a foil to the neighbourhood. Many are dire, but still get built,

- 14e (do nothing): This is administratively the simplest.
- 14e (do nothing): This is not an option as people who really need housing do not have the resources to self build and where do they live while they are building them?
- 14d (allocate Council owned land for self-build): The Council should bring back council housing and build your own.
- 14e (do nothing): More self build homes are needed.
- 14e (do nothing): This should then probably be purchased as a "second" home.

### **Question 14b: Have you any other suggestions for how the Council would cater for demand for self/custom build plots?**

1300. We received more than 50 additional suggestions which are included in Appendix 10.14.

#### **Town and parish councils**

1301. 3 parish councils responded to this question with the following comments

- Church Knowle Parish Council - Have supporting officers to help with self build.
- Langton Matravers Parish Council - This Council is fully supportive of self-build and would encourage Purbeck District Council to work with Community Land Trusts to this end.
- Arne Parish Council - Each request should be considered on its own merit.

#### **Agents, developers and landowners**

1302. One respondent from this group Sibbert Gregory commented that self-builders should 'compete in the market place like everybody else'.

#### **Individuals and anonymous**

1303. Suggestions from this group of respondents include a variety of ideas from providing support and land for self-build, to not supporting self build at all. All comments are listed in Appendix 10.14. Examples are listed below:

- Facilitate low cost loans (proportion of total cost) for self builders.
- Provide register of land available for self/custom build and provide a policy statement that encourages self build so that there is a presumption of approval (subject to normal constraints). There could be a condition for own use (short term) if holiday home building was a worry although home/office build can be very sustainable transport wise.
- A portion of affordable housing provision should be allocated for self build.

- Ensure a mix of plot types and availability within an overall mixed use development including open market housing, affordable housing, self build housing and employment uses at Dorset Green Technology Park.
- Sweat equity self builds for local young people on Council owned land. They build the houses using simple method, such as the Walter Segal timber framing method, and then buy or rent their houses from the Council. They then have a stake in the houses they build and learn valuable skills that can help them professionally. See the Hedgehog self-build cooperative in Brighton.
- Community Housing Trusts and compulsory purchase for small developments of rented affordable housing.
- Allow building trusts for each village and housing self-build associations to be encouraged. Look at Council-owned land and brown field sites.
- Include plots in villages to help add to character and include redundant farm buildings.

### Officer response

1304. This was a strongly debated issue and all options were both supported and opposed through positive and informative comments received from most groups of respondents.

### Actions

1305. The Council will take account of all of the comments and suggestions when undertaking further work to identify preferred options for the next stage of consultation of the Partial Review.

## Issue 15: Gypsies, Travellers and Travelling Show People

**Option 15a: allocate a proportion of settlement extensions as Gypsy, Traveller and Travelling Show People sites**

**Option 15b: allocate new sites exclusively for Gypsies, Travellers and Travelling Show People**

**Question 15a: Which option do you agree or disagree with and why?**

**Question 15b: are there any other options that you feel should be included?**

1306. Respondents were asked to provide comments on the two options set out, indicating whether they agreed or disagreed and whether there were any other options that they wished to suggest.

### Summary of responses to Question 15a: which option do you agree or disagree with and why?

1307. The Council received 288 responses to the two options set out above. The quantitative results are set out in the chart below:

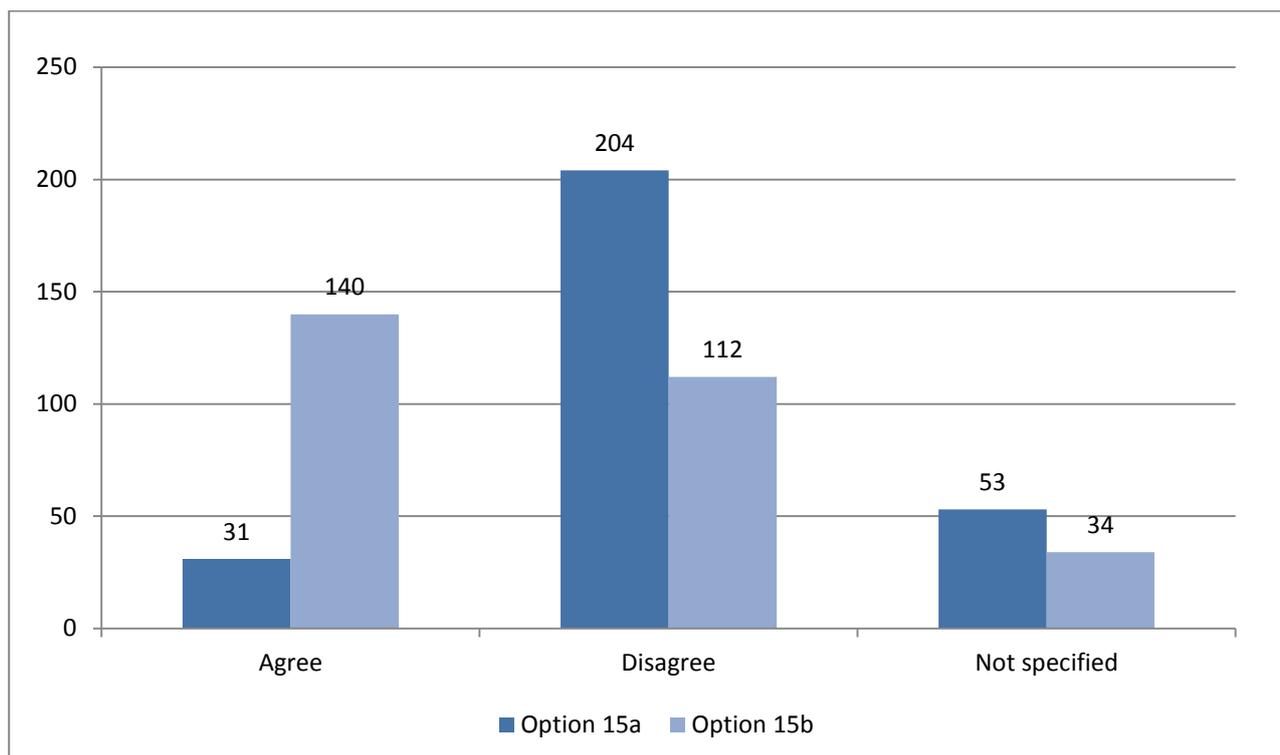


Chart 99: Quantitative assessment of responses to Question 15a

1308. Around 48% of respondents agreed with option 15b, while around only 10% agreed with option 15a. Around 71% of respondents disagreed with option 15a, while around 39% disagreed with option 15b. The results suggest a much stronger level of agreement with option 15b (the proposed allocation of new, exclusive sites for gypsies, travellers and travelling show people) than for option 15a (the proposed allocation of a proportion of settlement extensions for gypsy, traveller and travelling show people

use). The unspecified responses ranged from 18% for option 15a and 12% for option 15b. A more detailed assessment of the responses to each option is set out below.

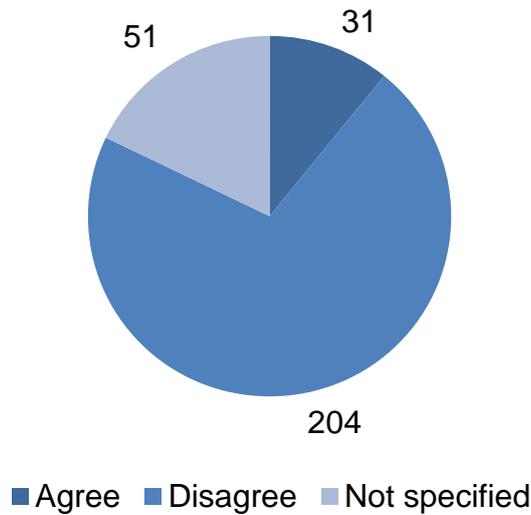


Chart 100: Quantitative assessment of responses to option 15a

1309. The level of agreement for option 15a represents around 10% of the responses made, while the level of disagreement represents around 71%. This option was least supported in response to issue 15.

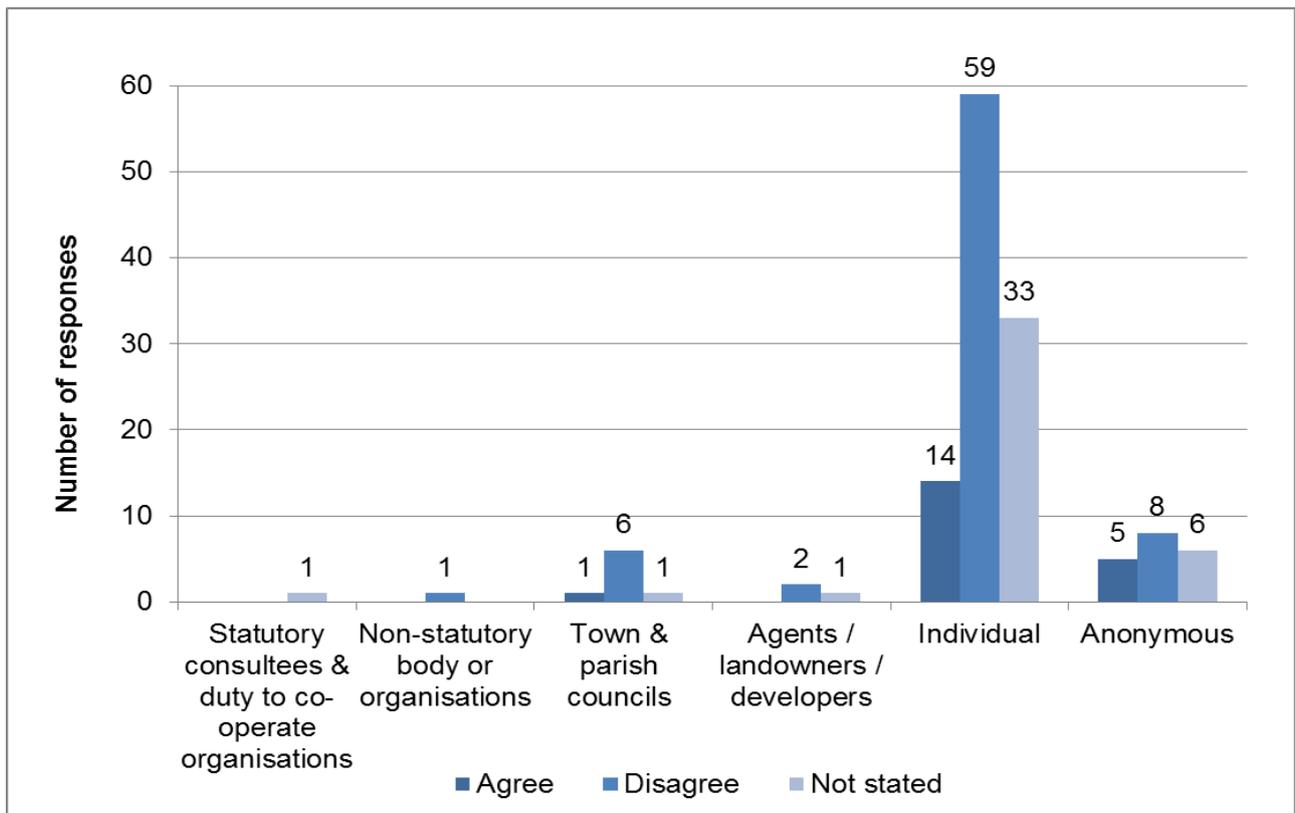


Chart 101: The response by different groups to Option 15a

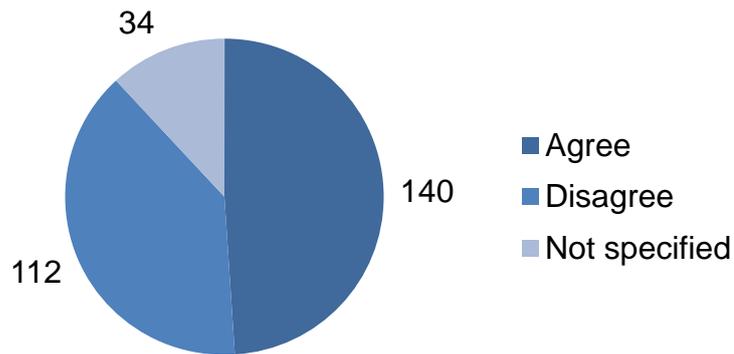


Chart 102: Quantitative assessment of responses to Option 15b

1310. The level of agreement for option 15b represents around 49% of the responses made, while the level of disagreement represents around 39%. This option was most supported in response to issue 15.

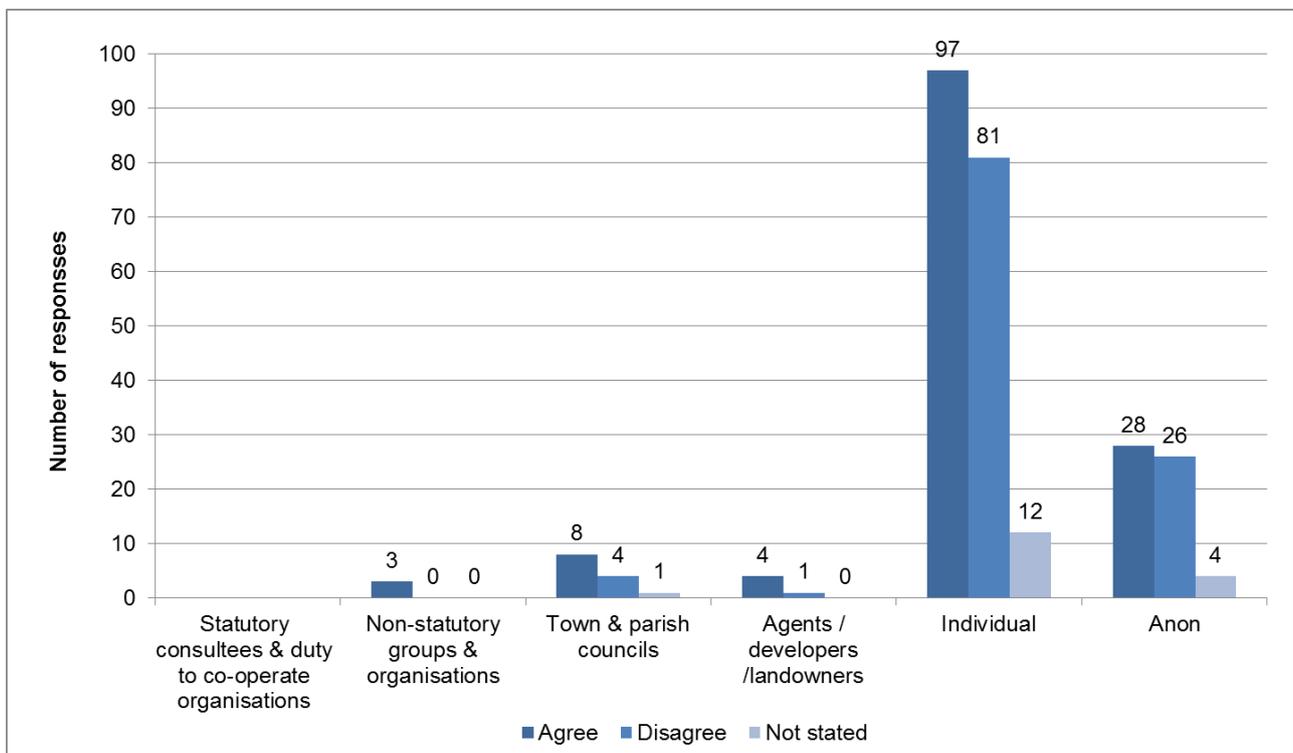


Chart 103: The response by different groups to option 15b

1311. The Council did not receive any responses from the statutory bodies, although West Dorset and Weymouth and Portland Councils responded by welcoming the proposed exploration of these options, but did not indicate a preference for either option (instead they considered it important that the approach adopted should relate to the strategic approach of the joint Gypsy and Traveller site allocation DPD). Wareham Town Council expressed agreement with option 15a (although they considered that there was no current need to provide any extra sites). The main reason for the agreement expressed to option 15a was a perceived benefit of increased integration of the settled and travelling communities. However, there was also considerable concern that such integration would be difficult to achieve. This may help to explain why the overall level

of agreement to option 15a was low at around 10%. The agreement expressed came from across Purbeck, with the highest levels from the Wareham and central Purbeck (BH20 postcode area) and the west of Purbeck (the DT2 postcode area). Lower levels of support from individuals were expressed from the Upton, Lytchett Minster and Lytchett Matravers area (BH16 postcode) and the Swanage area (BH19 postcode) and the west of Purbeck area (DT2 postcode).

1312. Overall, there was a strong disagreement to option 15a (at around 70%). The following Town and Parish Councils all disagreed with option 15a: Affpuddle and Turnerspudde PC, Chaldon Herring PC, Church Knowle PC, Corfe Castle PC, Langton Matravers PC, Lytchett Minster and Upton Town Council, Morden PC, Wareham St Martin PC, West Lulworth PC and Worth Matravers PC.

1313. Four agents, landowners or developers expressed disagreement with option 15a. These included Sibbert Gregory, Bloor Homes, Fowler Fortescue and South Lytchett Estate (two indicated disagreement via the options offered and two expressed disagreement through comments). In addition, Wareham Town Trust also expressed disagreement to option 15a. The reasons for this disagreement related to concern that there would be problems with the compatibility of the settled and travelling communities if a shared site approach were to be adopted. Two developers suggested that this approach could lead to risk of some settlement extension sites being withdrawn or delayed, where there might otherwise have been no problem.

1314. The range of comments received from individuals, including anonymous are summarised in Appendix 10.15.

### **Summary of responses to Question 15b: which option do you agree or disagree with and why?**

1315. The Council received a total of 23 responses to this question and the range of responses are shown in Graph 77 below. The suggestions made include ten different approaches which are set out in Appendix 10.15.

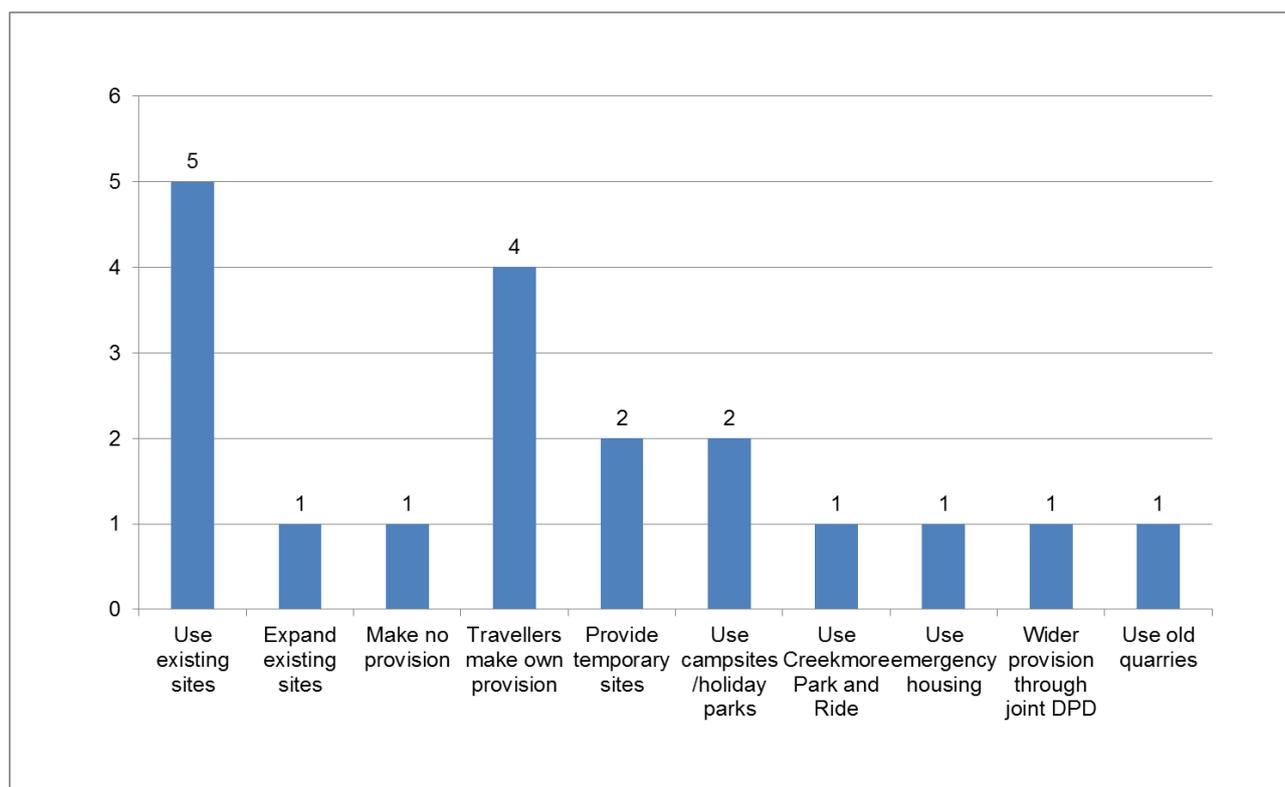


Chart 104: Suggestions in response to Question 15b

1316. The respondents included individuals, with some anonymous responses (13%). The Council did not receive any responses to this question from statutory or Duty to Cooperate bodies, local organisations, agents, developers or land owners.

1317. The suggestions made by individuals came from across Purbeck, with the highest levels from the Wareham and central Purbeck (BH20 postcode) [56%] and lower levels from the Upton, Lytchett Minster and Lytchett Matravers area (BH16 postcode) [17%], the Swanage area (BH19 postcode) [9%] and the west of Purbeck (DT2 postcode) [4%].

### Key issues raised to Question 15a:

1318. A key issue raised in response to Question 15a concerned whether or not the option to allocate part of settlement extensions for use by Gypsies, Travellers and Travelling Show People would be appropriate. The significant disagreement expressed to this option reflected a widely held concern from individuals concerning the unlikely success of integration of the settled and travelling communities. Developers and agents also expressed concern that such an approach could delay or even risk the delivery of settlement extension sites.

1319. The key issues raised by the response to Question 15b include a number of suggestions which could be explored further. These include which cannot be taken forward

### Officer response to Question 15a:

1320. Officers consider that the objections made to option 15a are significant. The potential for unsuccessful social integration would risk failing to deliver strong, vibrant and

healthy communities. Also, the possible risk to the wider delivery of settlement extensions would risk undermining the local delivery of the supply of housing required to meet the needs of present and future generations. This situation would risk achieving sustainable development required by the NPPF (paragraph 7).

### Actions for Question 15a

1321. The main action arising from this issue is the need for the Council to continue to explore the best way to deliver the necessary provision for Gypsies, Travellers and Travelling Show People.

Action: Council to continue to explore the options to ensure the delivery of the necessary site provision.

### Key issues raised to Question 15b

1322. The main issues concern the most appropriate way to deliver the necessary provision. The suggestions provided include a variety of approaches including some that should be explored further, but others which are not appropriate. In addition, Weymouth and Portland and West Dorset Councils concerns the need for the final option selected to fit with the joint strategic approach to gypsy and traveller provision being prepared through the joint Dorset Gypsy and Traveller Development Plan Document and this point is noted.

### Officer response to Question 15b

1323. Officers consider that the suggestions made to Question 15b include some proposals which require no further action and others which will need to be explored further (these are detailed in Appendix 10.15).

### Actions for Question 15b

1324. There are four actions arising from this issue. The first is to investigate further the best way to make additional site provision for Gypsies, Travellers and Travelling Show People. The second is to liaise with the travelling community throughout this work. The third is to refer the proposal to consider use of the Creekmore Park and Ride site to Borough of Poole. The fourth is to investigate the option of joint delivery through the Duty to Co-operate.

- To investigate further the best way to make additional site provision for Gypsies, Travellers and Travelling Show People.
- To liaise with the travelling community throughout this work.
- To refer the proposal to consider use of the Creekmore Park and Ride site to Borough of Poole.
- To investigate the option of joint delivery through the Duty to Co-operate.

## Issue 16: Country park and tourist accommodation at Morden

### Q 16 Country park and tourist accommodation at Morden - develop land at Morden for public open space and around 80-100 holiday chalets

1325. Respondents were asked whether they agreed or not with the proposals to establish a country park of between 80 and 100 holiday chalets and public open space at Morden and given an opportunity to give us a reason for their agreement or disagreement.

#### Summary of responses

1326. 261 out of 484 respondents (53%) gave a response to at least one part of the question. The chart below demonstrates that there is approximately a 50:50 split overall between those who agree and disagree with the proposal.

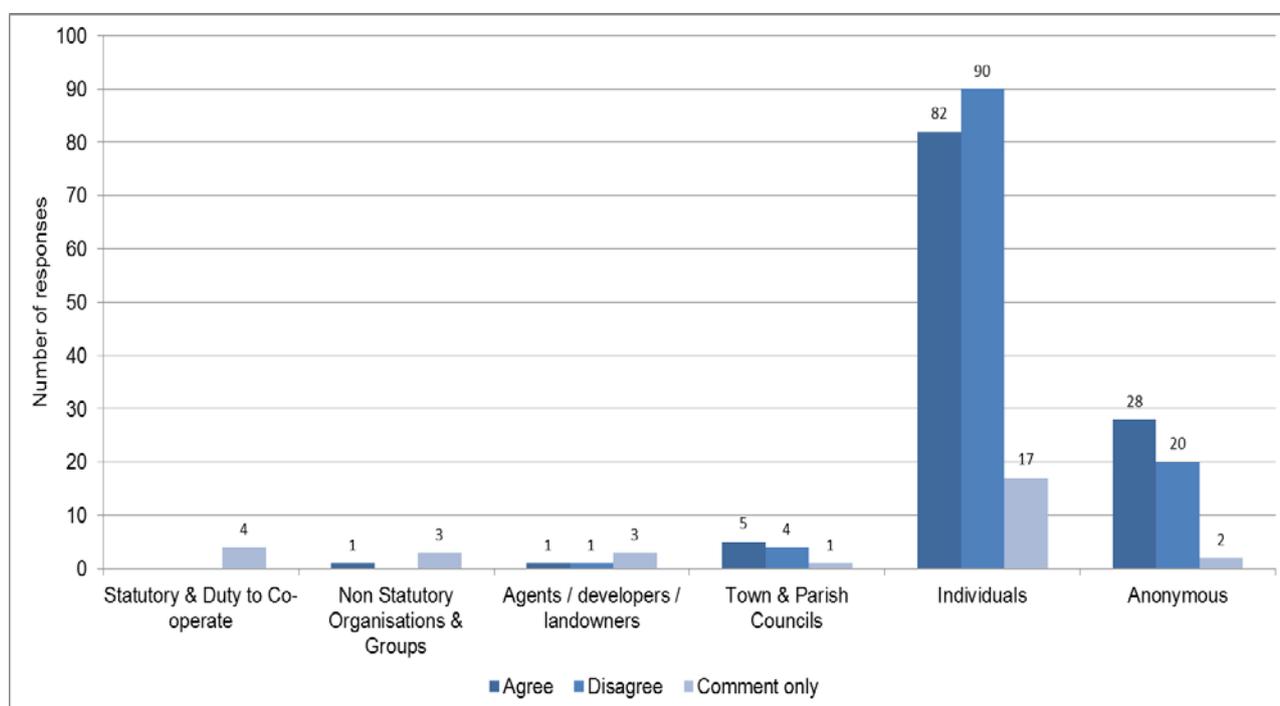


Chart 105: Number of responses about Morden Park Corner

#### Statutory and Duty to Co-operate Organisations and Groups

1327. None of the statutory and duty to co-operate organisations and groups indicated a preference around this site, but 4 made comments including the Highways Agency requirement for a robust transport evidence base to ensure no severe impact on the Strategic Road Network (A31). Dorset County Council highlighted the fact that this potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014, which would require an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development. The Highways section would expect to see a Transport Assessment for the development proposal in

order to assess the wider network implications and specifically the impact on the Morden Park Corner junction which has been an accident and peak season congestion hotspot but have indicated they would accept a safe access to the park and chalets from the B3075.

1328. Natural England raise a number of concerns about the proximity of the proposal to European and internationally protected heathland sites, the ability of the proposed development to mitigate for additional nitrogen and based on the proposal as it stands is likely to have a significant effect on protected sites and should therefore not be taken further; and Historic England highlighted the presence of a number of heritage assets in the area which would need to be taken into account.

### **Agents, Developers and Landowners**

1329. Only 5 agents, developers or landowners responded to the question., one agreeing, one disagreeing and three making comments only. The Local Plan Inspector has already supported the proposal for a “Country Park”. The Charborough Estate strongly supports the provision of holiday chalets with the potential for open space at Morden Park. This proposal could also contribute to the District’s suggestion for a strategic SANG in the north of the District. As landowner, the Estate may be able to help deliver a strategic SANG, if considered necessary, in this location as part of an overall scheme including the tourist accommodation. The Estate believes it would be unreasonable for the Council to link the provision of the “Country Park” to delivery of a strategic SANG. The package of heritage, landscape and biodiversity benefits will be considerable. The Local Planning Authority should encourage sustainable rural tourist and leisure developments that benefit businesses in the rural area including supporting the provision of tourist and visitor facilities.
1330. Sibbert Gregory comments that holiday makers will use Dorset heathland as much if not more than the indigenous working population, and that they have no objection to the country park but do not agree with the holiday chalets. If it is a matter of funding, they suggest that developer contributions and council tax could be used.

### **Non Statutory Organisations and Groups**

1331. Responses from non-statutory organisations and groups are limited with only one positively agreeing and three others making comments only.
1332. Of those respondents that only made comments three questioned the proximity to heathland, given that holiday accommodation is one of the uses currently disallowed in the 400m zone. One of these acknowledges that the HRA suggests possible design elements to minimise impact on the protected heathland and suggests further assessment is required once more detail is available. Dorset Wildlife Trust summarises the biodiversity status of a lot of the land within the proposed site, states that it is difficult to make full comment without more detail but highlights the presence of areas with less wildlife which could be restored into a SANG. Bloor Homes requested that the evidence base and methodology underpinning the need and location for strategic SANGs be part of the plan and suggested an alternative area of land, in their control, near Lytchett Minster might be more appropriate. One organisation questioned the demand for the holiday units.

## **Town and Parish Councils**

1333. Of the five parishes (Corfe Castle, Lytchett Matravers, Wareham St Martin, Wareham Town and Winfrith Newburgh and East Knighton) that agree the supporting comments highlight benefits to the local tourism economy, providing appropriate land can be found. Four parishes (Church Knowle, Kimmeridge, Lytchett Minster and Upton and West Lulworth) do not support the proposal. Their concerns focus around road safety, if greenbelt is developed it should be for affordable homes, not holiday chalets and lack of need for more holiday homes. The agreement or disagreement for the proposal amongst town and parish councils is not geographically based with support or disapproval being spread across the district in both cases. Morden Parish Council, the local parish, neither agree or disagree with the proposal but highlight the fact that this proposal would be of major significance to Morden and requires full and detailed evaluation, should it progress. The parish council request that information on the proposal is provided in more detail. Amongst the concerns are traffic and environmental impacts and planning conditions, should it go ahead, to ensure that the chalets do not become permanent dwellings. The parish council is unable to form a definitive view on the merits of the proposal until fuller detail becomes available.

## **Individuals (including anonymous)**

1334. Support for the proposal was more or less equally split. Of those individuals that positively supported the proposal for Morden Park Corner many highlighted the economic benefits the proposal could bring to Purbeck's rural economy and highlighted the improved road infrastructure that would be required as part of the development. A small number queried the scale of the development and thought something on the smaller size might be more appropriate. They also acknowledged that it would be difficult finding the balance between relieving pressure and attracting more people into the area, but that additional open space could help protect sensitive sites and be good for people. There would also be a challenge to get existing users of the area to change their habits and use any SANG provided. A few commented that it was a good location, particularly as there were no communities immediately adjacent that the development would adversely affect or over look.

1335. Of those that actively disagreed with the proposal the main comments reflected concern over the inability of the local roads to cope with increased traffic, the site being in greenbelt and partly inside the heathland buffer zone and therefore too close to protected species, and the fact that we have enough holiday chalets. Other less frequently raised concerns include, the fact that the site includes flood zones, the Council should be concentrating on delivering residential homes and whether holiday chalets and country park could work together.

1336. The few individuals who declined to express support or disapproval of the proposal raised similar concerns around traffic, development in the greenbelt and in close proximity to heath, and whether there is a need for more holiday accommodation.

## **Key Issues Summary**

1337. Those in support of the scheme highlighted the potential economy benefits, location adjacent good road network and improvements in road infrastructure that would be required.

1338. The main areas of concern around the proposal are:

- Proximity to heathland sites and incursion into 400m zone,
- Traffic and road safety, particularly with Morden Park corner's accident record,
- Incursion in to the greenbelt,
- The scale of the development – a bit on the large side,
- Would holiday homes and country park work together,
- Do we need more holiday accommodation,
- Some existing and potential minerals sites may need 'working' before development,
- Unknown ability to mitigate for additional nitrogen draining into Poole Harbour.

1339. Morden Parish Council has requested that they are fully involved in the consideration and development of this proposal, if it goes forward.

### **Officer response and action**

1340. Officers note both the support for and concerns over the proposal and take them into consideration when determining whether exceptional circumstances exist to enable us to permit development

## Issue 17: Other open space.

**Question 17a: Do you agree that the Council should consider how new development should contribute to the provision of recreation and open space?**

1341. More than 260 respondents agreed with question 17a.

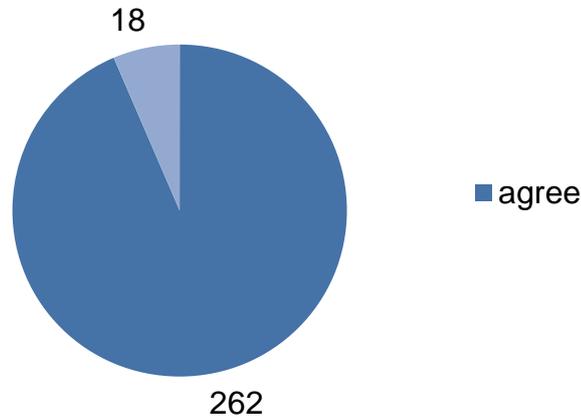


Chart 106: Percentage of respondents that agree/disagree with question 17a

1342. The majority of the agree responses came from the individuals/anonymous group (236) with the remainder coming from parish and town councils (14), agents, developers and landowners (6), non-statutory groups (4) and statutory consultees (2). Only 18 respondents disagreed with the question and none gave a reason for their choice.

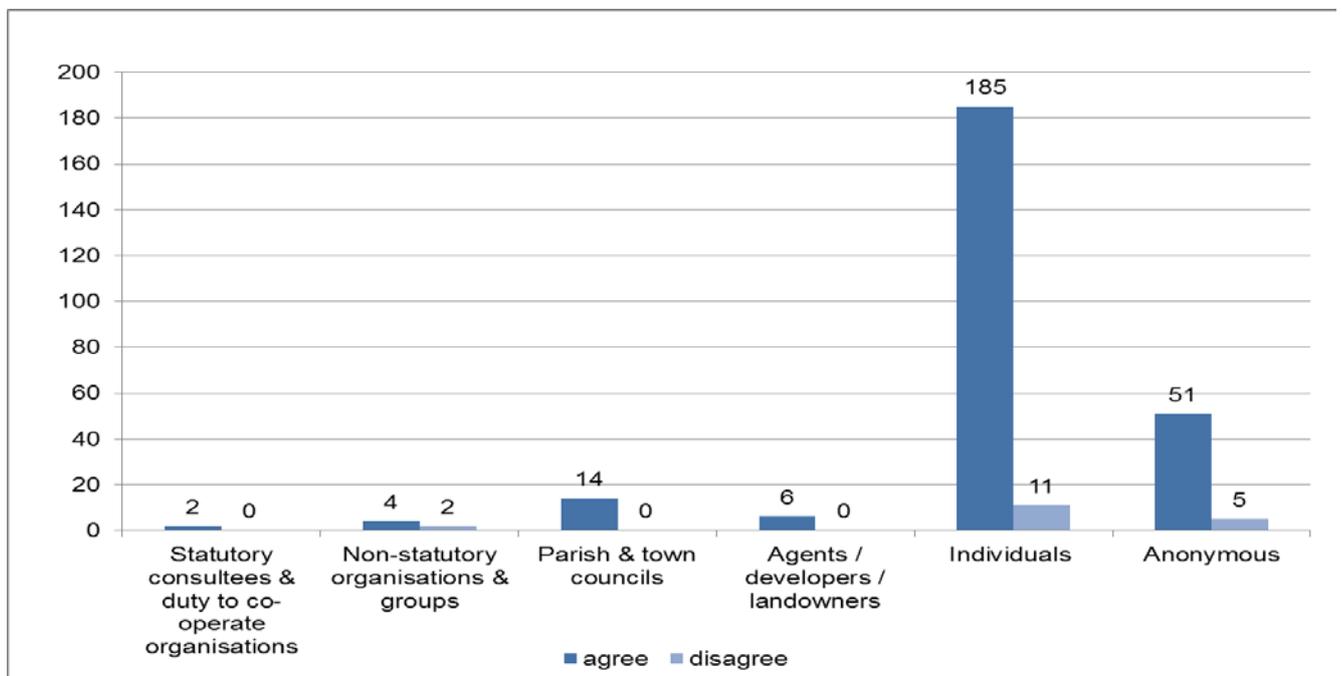


Chart 107: Responses by respondent group

### Statutory consultees and duty to co-operate organisations

1343. 3 organisations from this group responded to question 17a although only 2 of those agreed with the option.

- Dorset AONB and Natural England both agree but did not make further comments.
- Sport England did not agree but referred to its guidance on providing recreation facilities, 'Planning for Sport' on the website <http://www.sportengland.org/facilities>.

### Non-statutory organisations and groups

1344. Within this group 4 respondents agree with this question. These include Wareham Town Trust and PULM (Plan for Upton and Lytchett Minster). RSPB and Dorset Wildlife Trust (DWT) made the following comments under question 21a, 'Are there any other issues you think the Council should look at?'.

- RSPB - recreation space and facilities should be distinct from heathland mitigation.
- DWT – the provision of additional green space in the district, especially areas close to the main population centres as there is still huge recreational pressure in Purbeck on sites of international importance for wildlife, and the provision of alternative green space is a key priority. Developer contributions should have a major role in resourcing new areas of green space.

### Town and parish councils

1345. 14 parish and town councils that agree with this question. The comments of those that neither agree nor disagree are listed below.

| Parish/town Council                        | Agree / disagree | Additional comment                             |
|--|------------------|--|
| Affpuddle and Turnerspuddle Parish Council | Neither          | Treat on a site by site basis                  |
| Arne Parish Council                        | Agree            | No additional comment                          |
| Chaldon Herring Parish Council             | Agree            | No additional comment                          |
| Church Knowle Parish Council               | Agree            | No additional comment                          |
| Corfe Castle Parish Council                | Agree            | No additional comment                          |
| Kimmeridge Parish Meeting                  | Agree            | No additional comment                          |
| Lytchett Matravers Parish Council          | Agree            | No additional comment                          |
| Lytchett Minster & Upton Town Council      | Agree            | No additional comment                          |
| Morden                                     | Neither          | Suggest this decision should be site specific. |

|  |       |                       |
|--|-------|-----------------------|
| Swanage Town Council                             | Agree | No additional comment |
| Wareham St Martin Parish Council                 | Agree | No additional comment |
| Wareham Town Council                             | Agree | No additional comment |
| West Lulworth Parish Council                     | Agree | No additional comment |
| Winfrith Newburgh & East Knighton Parish Council | Agree | No additional comment |
| Wool Parish Council                              | Agree | No additional comment |
| Worth Matravers PC                               | Agree | No additional comment |

### **Agents, developers and landowners**

1346. 6 respondents on this group agree that the Council should consider how new development should contribute to the provision of recreation and open space. As this question did not provide space to make additional comments these were added under question 21a, 'Are there any other issues you think the Council should look at?'

### **Individuals and anonymous**

1347. 252 individuals responded to this question with the majority (236) agreeing that the council should consider how new development should contribute to the provision of recreation and open space. Additional comments submitted under question 21a include:

- Recreation facilities should be maintained at existing sites, e.g. Wareham Middle School recreation field.

### **Officer response**

1348. The response to this question provides the Council with a clear steer that the Council should consider how development should contribute to recreation and open space.

### **Action**

1349. The Council will continue to explore appropriate policies to ensure that new development provides adequate and appropriate facilities.

### **Relationship to respondent's postcode**

1350. As the question does not identify any specific sites or locations there appears to be little relationship between the responses and the respondents' postcode.

## Options 17b: Would you prefer for larger developments to

a) Provide their own new facilities on site (e.g. sports pitches or children’s play equipment)

b) Contribute towards upgrading existing facilities

### Summary of responses

1351. There was a fairly large response to this question with opinion being split between the two options (option a: 47%, option b: 53%). 5 respondents from the agents, developers and landowners group responded, again with opinion on how to provide facilities being split fairly evenly.

1352. As with question 17a the questionnaire did not provide space to comment further and a number of respondents commented in question 21a.

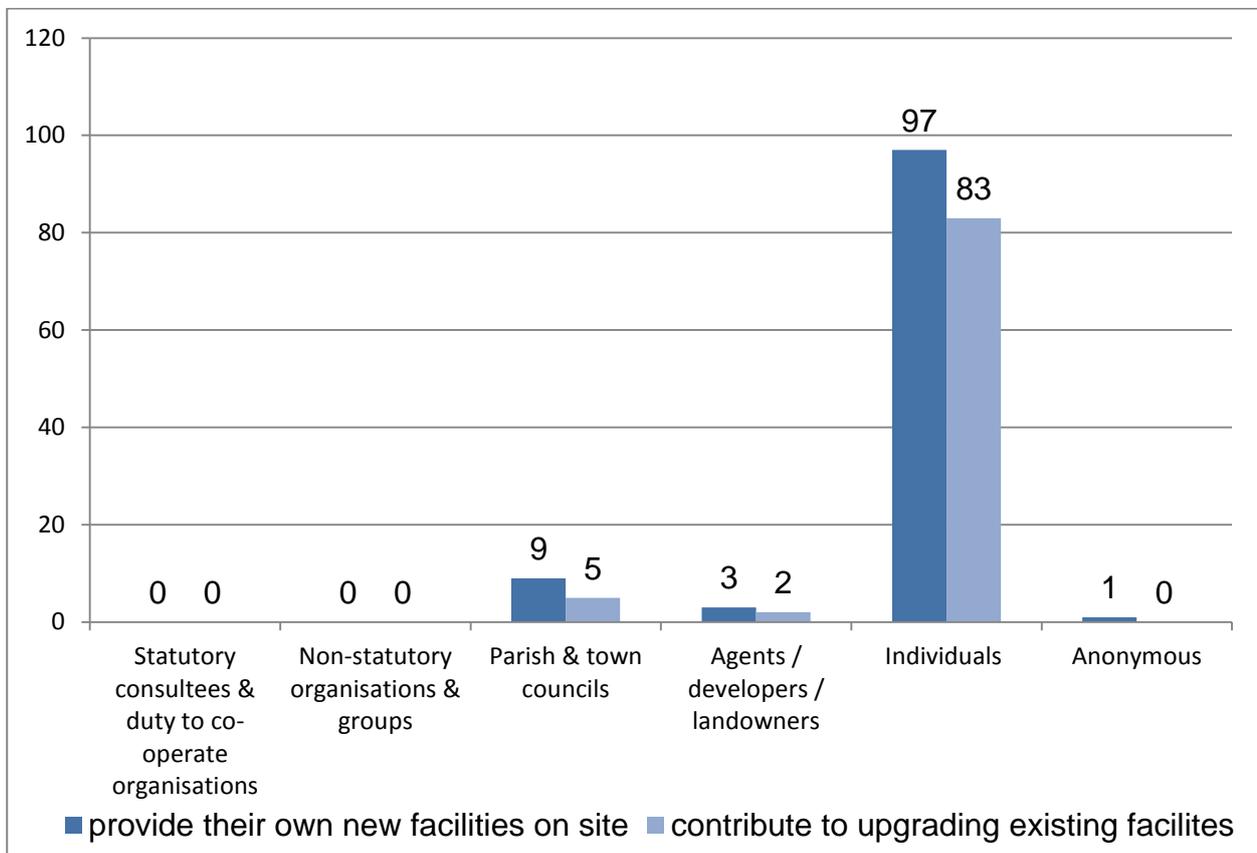


Chart 108: Number of responses received for each respondent group

### Statutory and duty to co-operate consultees

1353. No statutory or duty to co-operate consultees responded to this question

### Non-statutory organisations

1354. Only 2 non-statutory organisations responded to this question. Plan for Upton and Lytchett Minster (PULM) and Wareham Town Trust. Both selected option b.

## Parish/town council responses

1355. The following responses were received from the town and parish councils that selected either option a, option b or made an additional comment relating to question 17b.

| Parish/town council                              | a | b | Comment  |
|--|---|---|--|
| Affpuddle and Turnerspuddle Parish Council       |   |   | Should be reviewed on a site by site basis after considering if facilities already exist. They should be appropriately sited to encourage maximum use. |
| Arne Parish Council                              | ✓ |   | No comment   |
| Chaldon Herring Parish Council                   |   |   | No comment   |
| Church Knowle Parish Council                     | ✓ |   | No comment   |
| Corfe Castle Parish Council                      |   | ✓ | No comment   |
| Kimmeridge Parish Meeting                        | ✓ |   | No comment   |
| Lytchett Matravers Parish Council                | ✓ |   | No comment   |
| Lytchett Minster & Upton Town Council            | ✓ |   | No comment   |
| Morden Parish Council                            |   | ✓ | Should be site specific but prefer large developments to enhance existing facilities where possible.   |
| Swanage Town Council                             |   | ✓ | No comment   |
| Wareham St Martin Parish Council                 | ✓ |   | No comment   |
| Wareham Town Council                             | ✓ |   | No comment   |
| West Lulworth Parish Council                     |   | ✓ | No comment   |
| Winfrith Newburgh & East Knighton Parish Council |   | ✓ | No comment   |
| Wool Parish Council                              | ✓ |   | No comment   |
| Worth Matravers PC                               | ✓ |   | No comment   |

## Agents, developers and landowners

1356. 5 organisations responded to this question. 2 selected option a and 3 selected option b. Further comments were submitted by Bloor Homes, FowlerFortescue and Gladman Developments who all stated that they would prefer provision to be considered on a site by site basis.

## Individuals (both named and anonymous)

1357. There was a reasonably large response to this question although the choice between the two options was fairly evenly split. About 55% opted for the option for providing

facilities on site and the remainder selected the option for making contributions to existing facilities.

### Key issues raised

1358. There was a large response to this question with opinion being split between the two options. (option a: 108, option b: 144). A number of comments were submitted, primarily from the agents, developers and landowners group, suggesting a preference for considering provision on a site by site basis

1359. As with question 17a the questionnaire did not provide a space to comment further and a number of respondents commented in question 21a. These have been included in Appendix 10.17.

### Officer response

1360. Opinion on question 17b was divided. Those agents and developers that responded preferred a case by case approach, as did two parish councils.

### Action

1361. As there was no clear consensus from this question the Council will continue to explore both options and as suggested by a number of respondents may also explore the option of considering specific sites on a case by case basis to determine the most appropriate approach.

### Relationship to respondents' postcode

1362. As with question 17a there appears to be little relationship between the responses and the respondents' postcode which is demonstrated in the chart 102 below.

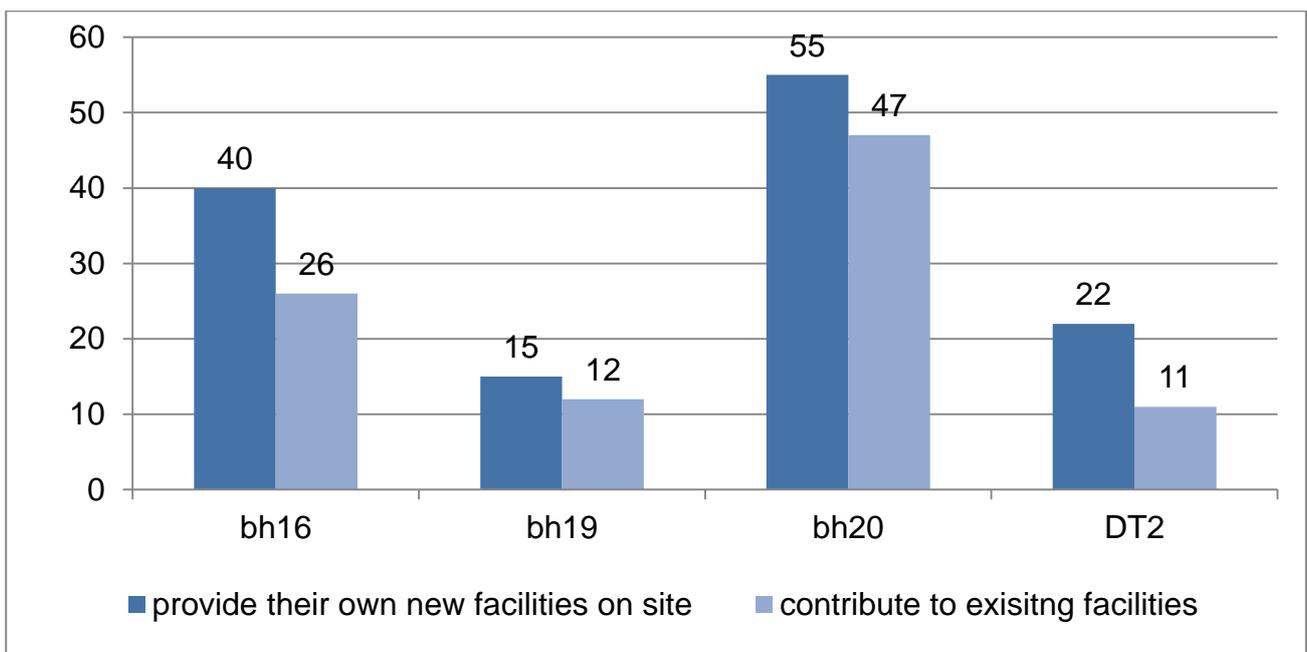


Chart 109: Relationship between responses and respondents postcode

## Issue 18: Meeting military needs

1363. The questions asked respondents whether they agreed that meeting military needs is an issue and whether we should allow the MOD to build non-military housing as well, which would provide a mixture of market and affordable housing available to the general public.

### Summary of comments

1364. Out of almost 500 submissions approximately 60% responded to the question on military housing. The majority of respondents on the issue were individuals, with very few comments from statutory bodies, agents & developers or non-statutory groups as illustrated below.

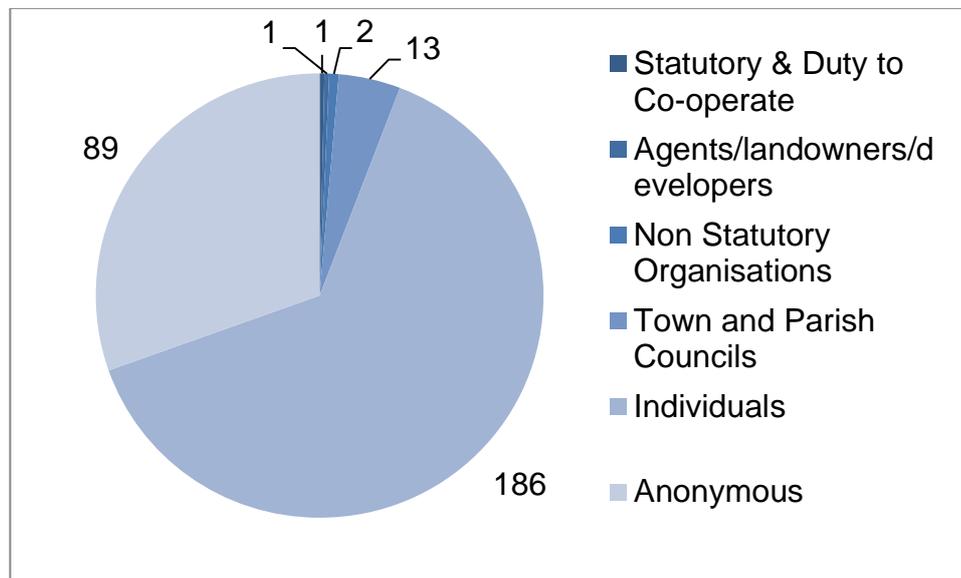


Chart 110: Respondents to the questions on military housing

### Statutory and Duty to co-operate organisations and groups

1365. Natural England was the only statutory body to comment and has no particular comment but highlighted the constraints of the existing local plan policies. It emphasised the sensitivity of locations such as Bovington where there are a number of specially protected heathlands in close proximity and an appropriate policy in place. It stated that any option taken forward by the authority needs to avoid prejudicing the proper consideration of proposals on their own merits and the MOD should be afforded the same status as other developers in respect of market and affordable housing.

### Agents, developers and landowners

1366. Only 2 agents responded to this question, with one simply questioning why should the military be allowed to build more housing when their numbers are falling and they sold off much of their existing stock, and the other does not believe that meeting military needs is an issue but supports the idea of the MOD building non-military housing.

### Non-statutory groups and organisations

1367. South West Housing and Registered Providers planning consortium welcomes any opportunity to deliver affordable housing to meet local needs and states that the Partial Review provides an excellent opportunity to review every avenue of affordable housing delivery across the District. The other respondent, a local businessman, agrees that meeting military needs is an issue and supports the idea of the MOD building non-military housing.

**Town and Parish Councils**

1368. Of the 13 parishes that replied to this question, nearly 40% do not agree that meeting military needs is an issue and 80% of these do not agree that the MOD should be allowed to provide non-military housing. Notably, these are mainly the parishes closest to MOD-owned land, i.e. Wool, Chaldon Herring and West Lulworth plus Worth Matravers. Lytchett Minster and Upton do not believe that meeting military needs is an issue but supports the idea of the MOD building non-military housing.

1369. Slightly more parishes agree (60% of those that responded) that meeting military needs is an issue. These include Wareham St Martin, Winfrith Newburgh & East Knighton, Lytchett Matravers, Wareham, Church Knowle, Corfe Castle and Affpuddle and Turnerspiddle. Of these there is approximately a 50:50 split between those that support the idea of the MOD building non-military housing and those that don't.

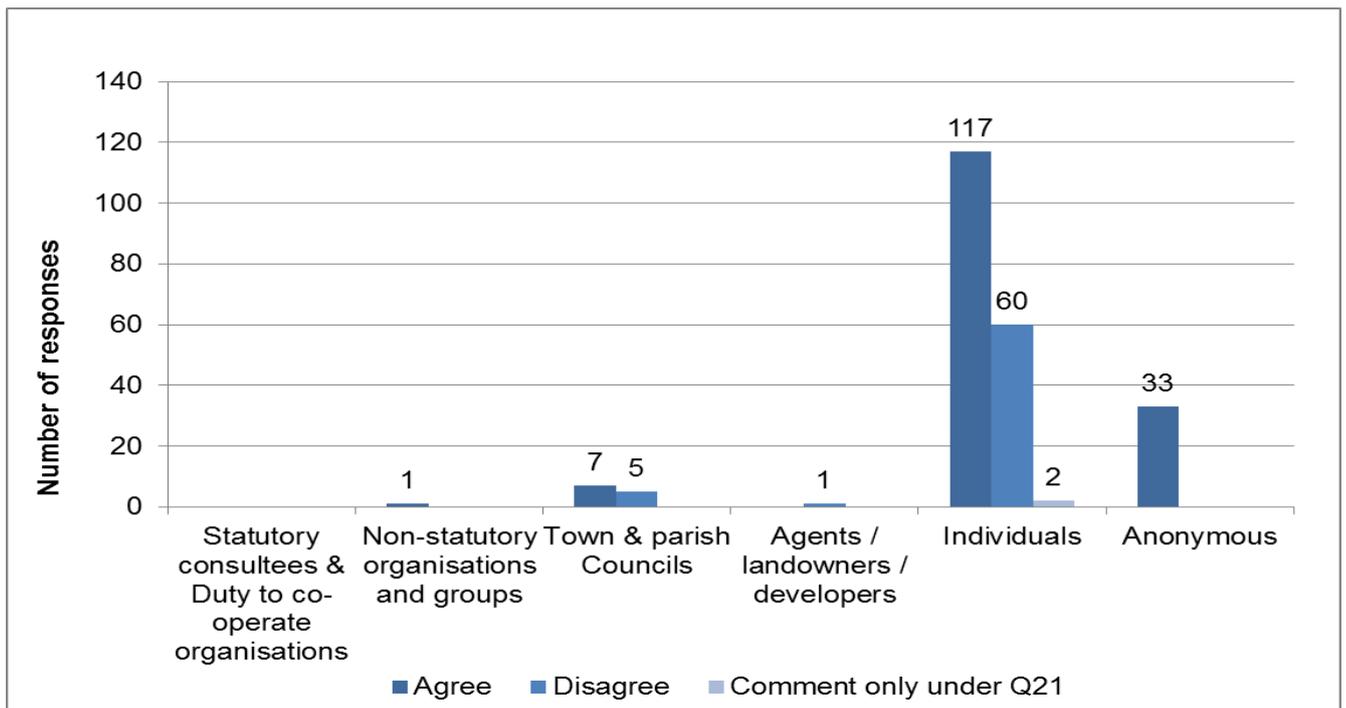


Chart 111: Responses to Military housing needs

**Individuals (including anonymous)**

1370. Individuals make up by far the majority of respondents, 95%, to these questions. Out of the individual responding to question 18(a), 70% agree that meeting military housing needs is an issue (chart 18(ii)), with just over this figure, 72%, supporting the idea of the MOD building non-military housing (chart 18(ii)).

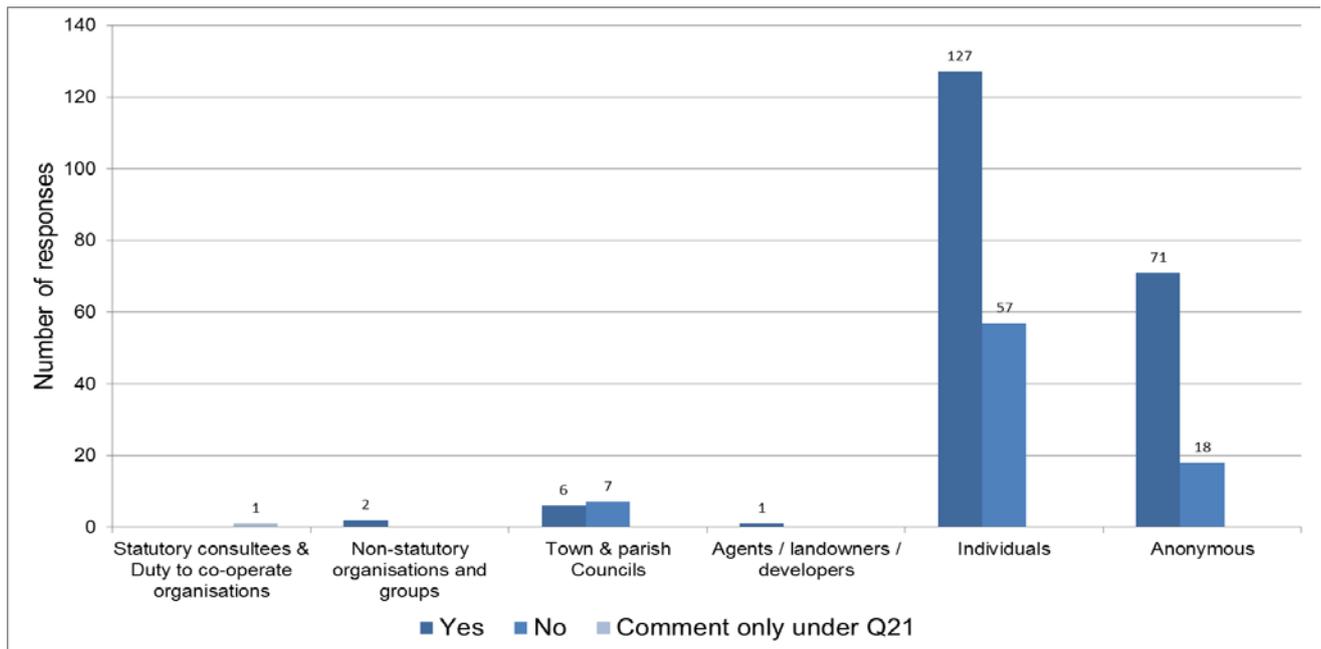


Chart 112: Responses to Q18(b)

### Postcode analysis

1371. Officers undertook analysis of responses from the postcode sector BH20 6, as those most likely to be interested in such developments. Not all individual respondents from the BH20 6 sector (Wool and Bovington) have answered all questions. Analysis of the responses indicate that around 60% of respondents agree that meeting military needs is an issue we should be considering but only about half of these support the idea of the MOD building non-military housing. Just over 55% of respondents to question 18(b) overall supported the idea of the MOD building non-military housing. Some respondents who don't agree that meeting military needs is an issue supported the idea of the MOD building non-military housing. The combination of responses is illustrated in the chart below.

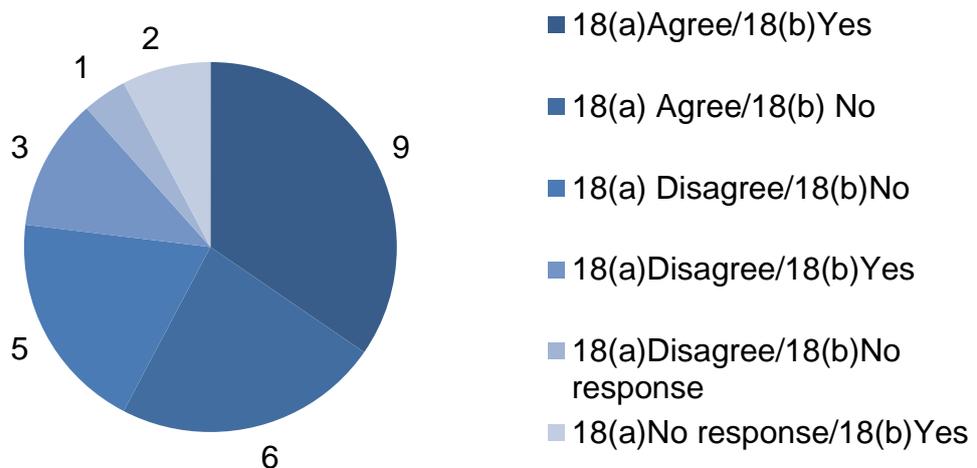


Chart 113: Combined responses to 18(a) military needs and 18(b) MOD building non-military housing

## Key issues raised (summary)

1372. This question did not ask for additional comments but some were made under question 21 related to meeting the needs of the military and the suggestion that MOD could build non-military housing. These included:

- in principle no objection but would like to see detail in due course,
- isn't the military pulling out of Dorset - why should people who have nothing to do with the military want to live on an MOD site?,
- why does the Military need additional housing when they have been selling off properties to civilians/ contracting their operations,
- the military should be left to manage their own estate to meet their unique requirements and not be imposed upon to provide affordable housing for civilians,
- surely the MOD is tasked to protect and serve not to develop and build,
- concerns over the impact on local building firms if MOD build themselves,
- I suggest that the council should not try to second-guess the intentions of the MOD,
- Welcome any opportunity to deliver affordable housing to meet local needs, and

1373. The MoD should be afforded the same status as other developers in respect of non-military housing.

## Officer response and summary

1374. Officers note the comments made and will continue to work with the MOD to investigate this option.

## Issue 19: Existing policies

**Question 19a: are there any policies that you feel would benefit from review?**

### Summary of responses

1375. We received 71 responses to this question

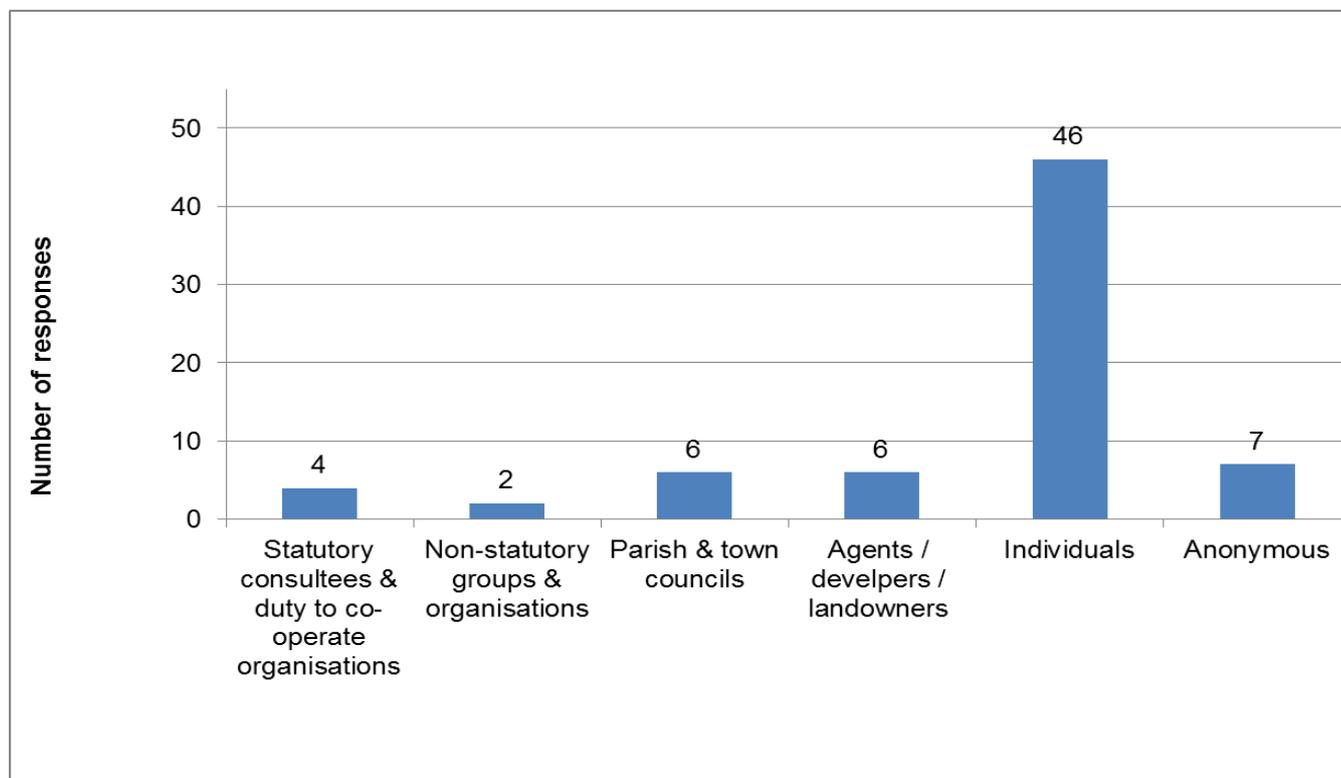


Chart 114: Number of responses from all categories

### Summary of key issues

#### **Statutory Consultees and duty to co-operate organisations**

1376. The following four statutory organisations responded to question 19a as follows.

Natural England

1377. Natural England advises that In light of ongoing evidence relating to nutrients and water quality in Poole Harbour, plus recreational impacts, Policy PH and its supporting text should be considered for review.

1378. In the light of the work carried out since the adoption of PLP1 and NPPF paragraph 157; Policy BIO and its supporting text should be considered for review. Local Plans should contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified. The current policy as set out does not meet the requirements of the NPPF in a clear and deliverable manner to direct development pressure according to the principles of sustainable development and need to support the NIA.

## National Health Service (NHS)

1379. NHS Property Services consider Policy CF to be restrictive in allowing them flexibility to make changes to their property estate, in particular facilities such as doctors' surgeries and health centres which under CF require property to be marketed for nine months prior to disposal.
1380. The NHS state that they require flexibility in their estate and such delays can be costly and can impact on community health services. Where it can be demonstrated that healthcare facilities would be lost or have their use changed as part of the wider NHS estate reorganisation programme it should be accepted that this provides sufficient evidence that a facility is neither needed nor viable and that adequate alternatives would be provided. Surplus healthcare facilities are normally purpose built and at the end of their useful lives. They can only be disposed of once the NHS's rigorous testing and approval processes have been satisfied.
1381. The NHS suggest that Policy CF is amended to make clear that surplus properties being disposed of as part of the wider NHS estate reorganisation programme would automatically satisfy its requirements. The policy or its supporting text should include the following clarification: 'The loss or change of use of community facilities will be acceptable if it is shown that the disposal of assets is part of a wider estate reorganisation programme to ensure the continued delivery of public services and related infrastructure, such as those being undertaken by the NHS. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases no marketing will be required.'

## Historic England

1382. Historic England suggest that Policy LHH is reviewed to clarify how future development should respond to heritage matters as many policy requirements are currently referred to in the general text of the plan rather than the policy itself. A future redrafted historic environment policy could be based on the following:
- Use of materials, etc.
  - Purbeck's Historic Environment & Heritage Assets shall be sustained and enhanced, to include heritage assets such as historic buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes, townscapes and their distinctive features.
  - Development affecting a designated or non-designated heritage asset and its setting will be expected to make a positive contribution to its character, appearance and significance.
  - Sympathetic, creative and innovative urban design and architecture which helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged.

- Applications affecting the significance of a heritage asset will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation.
- The Dorset Historic Environment Record, District Design Guide SPD, Conservation Area Appraisals, Dorset Landscape Character Assessment, Dorset Historic Towns Survey, AONB Management Plan, Purbeck Heritage Strategy and Dorset Roads Protocol will be used to inform the consideration of future development including potential conservation and enhancement measures.
- Great weight to be given to the conservation of Purbeck's heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
- Where such harm can be fully justified, where relevant, the Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

#### Sport England

1383. The NPPF also says that for open space, sport & recreation land & buildings (including playing fields) paragraph 74: Paragraph 74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Sport England would be very concerned if any existing playing pitches would be affected by these proposals without adequate replacement in terms of quality, quantity, accessibility, management & maintenance and prior to the loss of the existing facility.

#### **Non-statutory groups and organisations**

1384. The following 2 non-statutory organisations made these comments

##### Plan for Upton and Lytchett Minster (PULM)

1385. Upton Centre was subject to a Planning for Real exercise in 2008/9. The centre of Upton still suffers from [a] lack of identity [b] severe lack of parking facilities. The Town Square site is still waiting to be progressed as a project. This should be examined for the possibility of taking it forwards, perhaps with enabling development. Among the few options for change is the site of the Working Men's Club. I suggest the boundary in

relation to the 400 m limit should be carefully looked at. Upton Library may be at risk in future DCC cutbacks. Policy should seek to ensure it remains in public use. Upton Health Centre probably needs space to expand. This should be investigated and if necessary incorporated into policy. A 'Town Campus' based on the library/ Health Centre/ WMC/ Town Square area should be looked into, and again, if appropriate, incorporated into policy. Parking is a major issue in the centre of Upton. The Community Centre Car Park (privately owned) is often full these days DCC should be encouraged to research this problem properly and to make infrastructure money available to tackle it.

#### Wareham Town Trust

1386. Policy CEN. This Policy will need comprehensively rewriting and substantially updating. In particular it must explicitly safeguard the ex-Wareham Middle School [WMS] Playing Fields for recreation needs and make clear that they will be retained as playing fields in order to meet unmet demand including from Wareham Rangers Football Club and/or Wareham Cricket Club, bearing in mind there is a continuing shortfall in playing field provision in the area. Reference to the provision of "unless equivalent or better replacement facilities" etc. should be deleted from the wording of the Policy because they are unnecessary and a hostage to fortune. It should also be made clear what use or uses will be favourably considered for the site of the WMS buildings, and hard surfaced areas - i.e. a civic hub and/or housing, and which uses will not be considered - such as an out-of-town supermarket.

#### **Town and parish councils**

1387. The following parish councils made these comments

##### West Lulworth Parish Council

1388. Fix our roads, provide the police, cut our grass and hedges, and build social housing.

##### Wareham St Martin Parish Council

1389. Policy CEN requires amending in order to safeguard the Wareham Middle School playing fields for recreational use and should be retained as such for the future. There are no other playing fields of such calibre or size in the area and sports clubs need this facility. It is necessary also to clarify what the school site should be used for (housing, hub for services) and what uses it specifically cannot be used for such as an out of town supermarket.

##### Morden Parish Council

1390. The Council suggest that the County and District communicate closer on these matters. The Council would also like to see more linkage between this review and the Minerals Strategy. The role of redundant mineral sites in providing tourist attractions and sites or affordable homes in new settlements should be considered.

##### Affpuddle and Turnerspuddle Parish Council

1391. The Council suggest that the County and District communicate more closely on these matters. The Council would like to see more linkage between this review and the Minerals Strategy. Also roof mounted energy on all roofs for new builds. Domestic and industrial.

1392. Lytchett Minster and Upton Town Council

1393. Tighter planning controls on size, scope, materials used in new development.

### **Agents, developers and landowners**

1394. We received the following comments from 5 agent/developer/landowners and 1 from the Homebuilders Federation:

1395. South Lytchett Estate, Post Green Farm which stated that Lytchett Minster is not an "other village with a settlement boundary".

1396. ES Group (part of Lambert Smith Hampton) add that policies relating to housing and employment should be reviewed to allow land at Dorset Green Technology Park be developed for housing and employment uses.

1397. Gladman Developments suggest Policy CO should be reviewed. This policy in effect creates a 'presumption against development' that restricts development outside of settlement boundaries. The policy as worded at present, also sets out a list of additional requirements that developments outside settlement boundaries need to meet that further restrict the possibility of development. We suggest the policy be reworded as follows: "Development in the Open Countryside adjacent to existing settlements will be permitted provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development."

1398. Barton Willmore LLP state that Policy LD (General Location of Development) of the Local Plan Part 1 identifies that Wareham is one of the three most sustainable locations in Purbeck. Ashvilla Estates agree with the settlement hierarchy as set out in Policy LD, however consider that the settlement boundaries should be redefined to encompass Option 4b (west of Wareham) as set out in the Local Plan review document. Policy HS (Housing Supply) should also reflect the objectively assessed housing need of the area.

1399. Chapman Lily Planning Ltd suggest that Policy RP should be reviewed in light of the additional retail needs identified. The respondent is promoting land at Camp Farm in Sandford that could be used for retail in a new local centre. Land adjacent should also be safeguarded to meet future community needs.

1400. Home Builders Federation suggest that the Council should review other policies in the adopted Local Plan to align with the outcomes of the Housing Standards Review (when known) and other recent consultations such as "Next Steps to Zero Carbon Homes – Allowable Solutions", "Next Steps to Zero Carbon Homes – Small Sites Exemptions" dated November 2014 and documents such as "Better Connected – A Practical Guide to Utilities for Home Builders".

### **Individuals and anonymous**

1401. We received 57 comments from this group. Examples of which are listed below:

1402. Policy RES causes chaos, a great deal of work on all sides and is an example of how not to plan. Bring it into the planning process. If this local plan cannot set out sufficient housing for local need (not demand) then it has failed. By planning for local need, RES's are no longer required or applicable. The local plan will lay out for all exactly where social housing is required and will be built.

1403. Policy CO - the reuse of barns and farmsteads, the emphasis should be on providing many small homes to make a self sustaining hamlet rather than obsess about keeping one large barn conversion the norm. In rural areas more people are the useful facilities in terms of crisis resilience.
1404. Policy DH should be amended - heathland to the north of Upton the 400m zone should be reduced to 200m because the Upton by-pass is a considerable deterrent to the predation by dogs and cats also with the presence of the Upton by-pass the housing restriction should be reduced - to allow small development of say two homes per plot. This permission for two homes per plot could also apply to Swanage and Wareham where the small increase in the number of home would have an insignificant effect on the dog and cat predation.
1405. Links between housing policy and the accessibility of daily public transport should be strengthened.

### Relationship to respondent's postcode

1406. Comments were received from across the district. No correlation between postcode and comments are overly obvious although some comments relate to sites close to the respondents address.

### Officer response (summary)

1407. Not all comments received in response to this issue related to existing policies and some were concerned with non-policies issues. These include concerns about the consultation process which are dealt with under Issue 21. Other comments and suggested.
1408. A number of policies for potential review have been suggested and will be considered as the Council prepares the next stage of consultation.

### Actions (summary)

1409. The Council will consider all of the comments that have been submitted when identifying preferred options for the partial review,

## Issue 20: Additional policies

Question 20. Are there any new policies you feel the Council should introduce?

This question asked for suggestions for new policies to be included in the Partial Review.

### Summary of comments

1410. Of the 484 respondents, only 71 made any comments in this section. This includes 8 town or parish councils, 2 statutory or duty to co-operate organisations, 3 agents/landowners/developers, 2 non statutory groups or organisations, 43 individuals and 13 anonymous responses, as illustrated in the chart below. The responses are very varied and some are not related to planning policies. Where possible we have summarised similar responses.

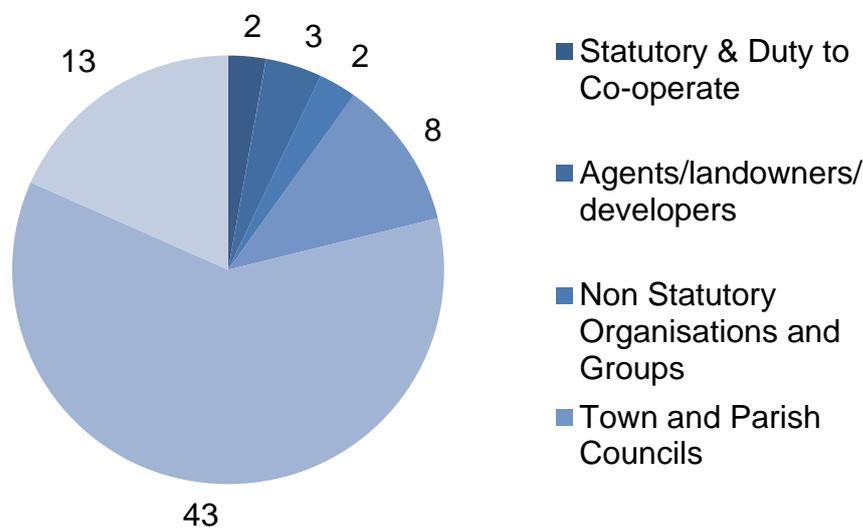


Chart 115: Number of responses around new policies

### Statutory and Duty to Co-operate Organisations and Groups

1411. Only two statutory agencies have made suggestions for new policies. The Homes and Communities Agency is keen to see housing at Dorset Green Technology Park to support the economic development. The Mobile Operators Association state that it is important that there is a specific telecommunications policy, as laid out in paragraphs 42 and 43 of the NPPF.

### Agents/landowners/developers

1412. The agent for the liquidators of Dorset Green is promoting the allocation of land at Dorset Green Technology Park for housing. The agents for South West Housing Associations and Registered Providers suggest we develop a policy that builds on the statement in PLP1 around the provision of supported housing, particularly identifying strategic allocations where delivery of specialist housing is expected and then additionally presents criteria to steer development elsewhere across the district. The Planning Bureau also recommend an additional policy dealing with specialist accommodation for the elderly. It refers to the document 'Housing in Later Life: Planning

Ahead for Specialist Housing for Older People' which includes the following example of a policy 'The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations. The Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances and to actively encourage developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home. The Council will, through the identification of sites, allowing for windfall developments, and / or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities'.

### **Non Statutory Organisations and Groups**

1413. Only two non-statutory agencies have made any comments in this section. The RSPB acknowledge that a Poole Harbour SPD addressing nitrogen management is drafted but would like to see more detailed policies around nitrogen levels in Poole Harbour and addressing recreational disturbance to Poole Harbour in the Partial Review. Wareham Town Trust support a policy setting out a proposal to establish a proper cycle track along the shoreline from Wareham/Sandford to connect to Poole, making cycling a more viable and practical means of commuting between the two.

### **Town and Parish Councils**

1414. Only eight parishes have made any kind of comment on this issue with Studland making a general comment that new thinking and new policies are required to ensure that the area of Purbeck is not ruined by inappropriate development based on a flawed model that may have some use for urban communities.

1415. West Lulworth and Church Knowle have proposed a policy on second homes, with West Lulworth proposing a levy on second homes as well as targeting social housing provision.

1416. Kimmeridge has proposed a policy around coastal defences even where there is a conflict with heritage coast.

1417. Chaldon Herring has suggested widespread application of section 157 local area restriction of section 157 (*on forward sales of ex-social housing*) on new developments. Italics are officer addition for clarification.

1418. Wareham St Martin acknowledges the support the Council provides for cycleways, but suggests it supports the Poole Harbour Trails in their objective to obtain a right of way from Blackhill Road, alongside the railway behind Holton Lee and then a bridge alongside the railway across the water to Hamworthy. The Parish Council believes it would be of great benefit to commuters as well as recreational users.

1419. Wool states that it wants to see the definition of local meaning local to the parish not the area.

1420. Church Knowle have suggested the following policies:

- affordable homes;

- self build ;
- farm diversification & food security;
- flood policy, and
- road infrastructure, including vehicle level crossings on major roads, park & ride Holton Heath Park or Wareham (might be better than Norden park and ride when Swanage railway line re-connected to mainline to London – additional information from issue 9 response).

1421. Morden would like to see closer working between Purbeck District Council and Dorset County Council, particularly around linking the local plans with the mineral strategy with a view to using redundant mineral sites in providing tourist attractions and affordable homes in new settlements.

### **Individuals (including anonymous)**

1422. The responses from individuals were varied. Some were related to planning policies but many were unrelated. Where appropriate we have passed on the comments and queries to other sections in the Council or other organisations where appropriate as indicated in the Appendix 10.20. There were very few groups of similar suggestions for policies.

1423. The largest grouping (8) was a suggestion for a policy around second homes, particularly where they are empty for 6 months of the year, varying from making the owners rent them out to local people, increasing council tax, making them sell or rent out at affordable prices/rents and limit the number to 20% in small villages.

1424. Five individuals support greater protection for the greenbelt including a policy to enhance biodiversity on greenbelt.

1425. Three people have raised the issue of housing for elderly people, varying from providing bungalows and flats in larger villages and settlements, having a small amount in each village, to the provision of care homes.

1426. A number of suggestions for policies have been proposed by 2 individuals, including:

- energy saving/producing features on buildings and energy saving in transport;
- no/very limited development in AONB;
- maximum 10% increase in housing for all settlements;
- affordable housing for local people;
- enforce restrictions for gypsies and new policies to move gypsies and travellers on from private land and council land immediately;
- coastal management areas, and
- only have policies that the Council has full control over.

1427. The following individual comments were made in response to asking for suggestions for new policies:

- brownfield first;
- greater protection of recreation sites;
- infill designed so that it doesn't affect the character of an area;
- cycleway between Sandford and Poole around the edge of the harbour (Poole Harbour Trails);
- climate change policies, e.g. no building in 20 year flood risk zone;
- protect local allotments;
- houses for local people;
- need more car parking spaces per dwelling;
- don't build south of the Labour Club in Sandford;
- policy that can verify and justify when a location has reached saturation level such that further development would alter its character to excess.
- ensure the nature of Purbeck is preserved before the need to fulfil a government idea of Purbeck being able to find sites;
- policies required to meet changing external circumstances or review outcomes;
- undertake a built facility and playing pitch review;
- the Council should build own affordable housing;
- smaller sites around villages to encourage regeneration and affordable housing
- preserve agricultural land for future not immediate financial benefit of landowners; develop empty or disused urban land within set timeframe;
- insist disused property and that in disrepair is renovated and sold to local residents, in order of proximity to site;
- need majority vote of immediate neighbours of potential new developments
- give residents more say on policies;
- always consider the introduction of new policies on the proviso that the public are kept informed and not only via the website;
- tighter policies on woodland dumping and wide-scale litter problems;
- stand up to central government, it is called democracy;

## Partial Review Issues and Options Consultation Report – May 2015

- better understanding and data of demographics of new residents to inform infrastructure requirements, and
- how do the public get involved in the co-ordination of policy and management in publicly owned shared spaces, e.g. Durlston Park, National Trust, Natural England. There needs to be a central liaison method to protect countryside;
- share higher executives between councils and flatten structures

### Key issues raised (summary)

- The issues raised in this section have been very varied. This section highlights the key opportunities for new policies.
- The Homes and Communities Agency and the agent for the liquidators of Dorset Green Technology Park are very much in support of developing housing on the site.
- The Mobile Operators Association have emphasised the importance of a specific telecommunications policy.
- Addressing second homes ownership is a common theme between West Lulworth and Church Knowle parishes and several individuals.
- Maintaining the greenbelt is a priority for five of the 56 individuals.
- Enhancing the policy and provision of housing for older people has been suggested by the agents of McCarthy and Stone, a developer of retirement housing, and a handful of individuals.
- The RSPB acknowledge that a Poole Harbour SPD addressing nitrogen management is drafted but would like to see more detailed policies around nitrogen levels in Poole Harbour and addressing recreational disturbance to Poole Harbour in the Partial Review.
- A policy on coastal management areas/coastal defence has been suggested by Kimmeridge Parish Council and a couple of individuals.
- The Poole Harbour Trails cycleway between Sandford and Poole has been raised by Wareham Town Trust, Wareham St Martin Parish Council and one individual.
- Other issues raised by 2 individuals/ groups/ organisations include:
  - energy saving/producing features on buildings and energy saving in transport;
  - no/very limited development in AONB;
  - maximum 10% increase in housing for all settlements;
  - affordable housing for local people;
  - enforce restrictions for gypsies and new policies to move gypsies and travellers on from private land and council land immediately, and
  - flooding.

1428. All the other suggestions were only made by one individual or group.

## Issue 21: Any other issues

### Options 21a: Are there any other issues you think the Council should look at?

#### Summary of responses

1429. We received 194 responses to this question. The chart below shows the number received from each category of respondent. A number of comments relate to questions where there was no opportunity to elaborate on yes/no or agree/disagree options, i.e. Issues 17 and 18.

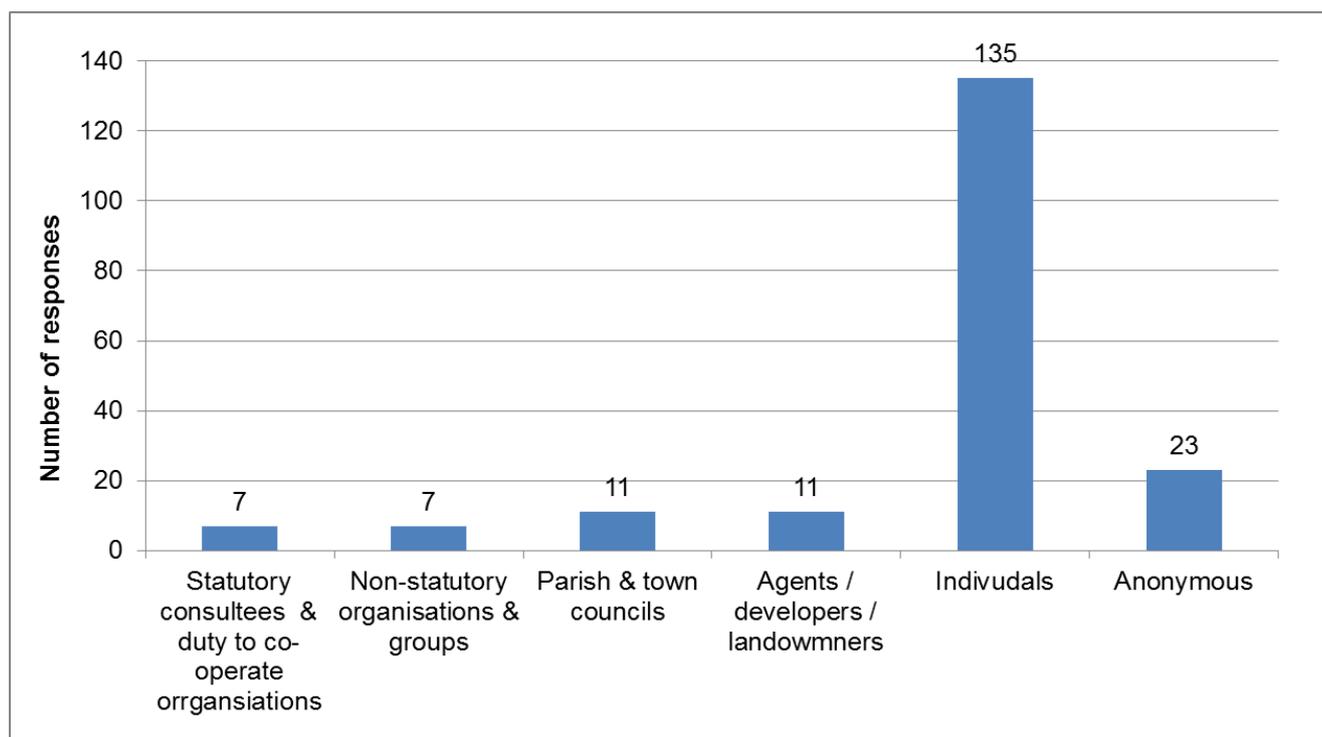


Chart 116: Number of comments received for Question 21a

#### Summary of key issues raised

##### Statutory Consultees and Duty to co-operate organisations

1430. 7 Statutory and duty to co-operate organisations made additional comments under question 21a. The following is a summary of the comments. Officer responses to these comments can be found under the relevant question, e.g. comments relating to large housing site options are addressed in the section relating to Issue 4, those relevant to heathlands mitigation are addressed under the section relating to Issue 8.

1431. The Environment Agency (EA) highlights the need to consider flood risk and coastal change management in the Partial Review. Particularly in relation to any development sites that may be affected by current or future flood risk, including the projected increase in sea levels 100 years beyond the plan period.

1432. EA recommends further detailed work on the Strategic Flood Risk Assessment (SFRA) to consider the risk to any sites brought forward that may be affected by current or future flood risk, including the projected increase in sea levels 100 years beyond the plan period. Also consider:
1433. Current and Future Tidal Risk (using NPPF Allowances to 2131) and current and future flood zones (NB: Future may be through conversion of current 3 to future 3b and current 2 to future 3) - Flood Map for Surface Water - Reservoir Inundation Maps Evidence to help with this topic include:
- Outputs from the Wareham Coastal Change project, e.g. maps of the future impact of climate change, please note that these may not concur with the end of the revised plan period (2131).
  - Poole Bay, Poole Harbour and Wareham flood and coastal erosion risk management draft strategy, ensure that any plans / developments brought forward do not compromise the aspirations for coastal change management within your Authority area. This is particularly important in areas where there are existing raised defences that may in the future be managed differently. It may be that the land behind these defences will need to be managed for the international important habitats of Poole Harbour, and therefore it may not be appropriate to identify these areas of floodplain as open space (or SANGS) in the plan. This is particularly relevant around Wareham, and may also need to be considered around Lytchett Minster.
1434. Once the potential impacts of flooding at the proposed locations have been assessed the National Planning Policy Framework Sequential Test can be satisfied.
- Surface Water Drainage is identified to be an issue around parts of your Authority area, especially near Lytchett Minster. The use of the Flood Map for Surface Water indicates some of the locations that this may be an issue. You should note that it has been identified in the flood and coastal risk management strategy that there is the potential that increased sea level rises may increase the surface water issues, potentially through tide locking.
  - There is already a need for improvements required to local drainage system around Lytchett Minster, and you should speak to your local authority engineers regarding this area and how it links to future coastal change management. It may be appropriate for us to discuss the issues in more detail as the plan progresses.
1435. The Marine Management Organisation (MMO) will be working with all Local Authorities in the South plan area which runs from Folkestone to the River Dart including Purbeck District. Until a marine plan is in place MMO advise that all local councils to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Statutory agencies are also expected to provide any advice in accordance with the relevant marine plan or Marine Policy Statement. The Marine Policy Statement will also guide the development of Marine Plans across the UK.

More information can be found at <http://www.defra.gov.uk/news/2011/03/18/marine-policy-statement>

1436. The Homes and Communities Agency state they are committed to exploring the detail and enabling appropriate and sustainable development at Dorset Green Technology Park to help meet the employment needs of Purbeck.
1437. Sport England has assessed the Issues and Options Plan in the light of Sport England's Planning for Sport: Forward Planning guidance which can be found at [www.sportengland.org/facilities-planning/planning-for-sport](http://www.sportengland.org/facilities-planning/planning-for-sport). Sport England support the provision of facilities and opportunities for sport. New facilities should be fit for purpose, and available for community sport. The objectives are to: protect sports facilities from loss as a result of redevelopment and enhance existing facilities through improving their quality, accessibility and management and to provide new facilities that are fit for purpose to meet demands for participation now and in the future.

### **Developers, landowners and agents**

1438. There were 10 comments received from this group of respondents under question 21a. Comments relating to other questions are dealt with under that specific issue, e.g. question 17a, 17b, 18a, and 18b.
1439. The Home Builders Federation and Gladman Developments both highlight the Duty to co-operate with neighbouring authorities.
1440. The South Lytchett Estate raise concerns about the need for improvements to transport to Lytchett Minster Secondary School to make it more sustainable.
1441. Footprint Futures wish to highlight the importance of the Pier and its Regeneration plan, to the character, economy and to tourism in Swanage and Purbeck. The Pier Trust would therefore be most grateful if this could be incorporated in due course.

### **Parish and town councils**

1442. 10 comments were received from Parish/Town councils.
1443. Corfe Castle Parish Council raised concerns about increasing traffic on the A351 through Corfe Castle and state that no large development should be allowed south of Corfe Castle until the problem is addressed and resolved.
1444. Studland Parish Council are concerned that the consultation does not address the issue of how to ensure development and growth is best suited to Purbeck.
1445. West Lulworth Parish Council are concerned at the lack of social housing for local people and suggest applying Section 156 to keep affordable housing affordable in perpetuity.
1446. Kimmeridge Parish meeting would like to reduce reliance on tourism and increase small industrial business provision, with associated broadband and other infrastructure expansion.

1447. Chaldon Herring Parish Council commented that the large number of second homes in the district needs to be addressed as it affects the spirit of a community and leads to higher property prices which mean that local people are often unable to afford local housing.
1448. Church Knowle Parish Council state that planning should be member-led not developer nor officer-led. The consultation questionnaire is poorly designed in that many of the questions posed lead to, we suspect, the answers wished by the authors of the consultation document.
1449. Affpuddle and Turnerspuddle Parish Council believe decisions about additional open space (Issue 17) should be site specific but where possible prefer for large developments to enhance existing facilities.
1450. For Question 17b (Contribute towards upgrading existing facilities equipment) Morden Parish Council added that this should be reviewed on a site by site basis after considering if facilities already exist. They should be appropriately sited to encourage maximum use.

### **Non-statutory groups and organisations**

1451. 7 comments were received from non-statutory organisations and groups which include:
1452. North Wareham Allotments outline the main reasons against relocation of the allotments on Northmoor Park. The site is secured on three boundaries and overlooked by residents on two and is centrally located within Northmoor, reducing the need to drive to and from site. This is supported by the National Society of Allotments & Leisure Gardeners and is used nationally when planning new sites with any new developments. Any alternative option would put the site on the edge of the development and leave it highly vulnerable to theft and vandalism which is experienced on other allotment sites. We feel the current site is a valuable established resource and should be protected.
1453. Royal Society for the Protection of Birds (RSPB) in response to Question 17 agree that the Council should consider how new development should contribute to provision of recreation and open space, quite distinct from any contributions/actions for heathland mitigation.
1454. Woodland Trust has researched and developed the Woodland Access Standard (WASt) for local authorities to aim for, encapsulated in its [Space for People](#) publication. They are keen for no further avoidable loss of ancient/veteran/notable trees through development pressure, mismanagement or poor practice'. Policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood pasture creation, and to raise awareness and understanding of the value and importance of ancient trees (see the Ancient Tree Hunt [www.ancient-tree-hunt.org.uk](http://www.ancient-tree-hunt.org.uk)).
1455. Two separate responses were submitted by both the Dorset and the Poole and Purbeck Campaign for the Protection of Rural England (CPRE). Both raised concerns about the short length of the consultation (six weeks) on such an important subject and the lack of availability of consultation documents at local libraries (All consultation documents were distributed to all Purbeck libraries, and Poole and Dorchester central libraries with a

request to make them available to the public. Similarly documents could be viewed at the District and Swanage, Wareham and Upton Town Council offices).

1456. CPRE suggest that PDC work with other Dorset authorities to develop a wider strategic view on Dorset housing need and potential locations. Poole, Bournemouth and Christchurch conurbations offer promising potential for housing growth, subject to location and design. Purbeck can most effectively enable growth by respecting and protecting the environment and recognising the economic potential of its extensive designated areas and natural assets. The 2014 report by the Dorset Local Nature Partnership, “Natural Value,” makes a strong case that a healthy natural environment is Dorset’s “natural capital” and its greatest economic asset. Work by Bournemouth University underlines the value and potential of the green economy. Additional house-building in Purbeck – going well beyond any rational assessment of local need and affordability – would be economic and environmental madness, undermining the area’s environment, natural capital, tourism and green economy.
1457. It is vital that any proposals for house-building in Purbeck respect the importance and sensitivity of the area’s designated landscapes, heritage sites and habitats, including in particular the Dorset AONB [which includes the World Heritage Coast and its buffer zone] and the Purbeck heaths. These landscapes are proposed for National Park status.
1458. It is important that PDC’s and other Dorset authorities’ Local Plans and policies reflect the exciting economic, social and environmental potential of National Park status, and argue the necessity to protect and enhance the area’s natural capital – not to undermine and diminish this by housing or other development which is inappropriate and unnecessary.

### **Individuals both named and anonymous**

1459. 160 individual responses covering a wide variety of topics were submitted to question 21a. Some of the comments repeat comments already made in response to other questions and they have been responded to alongside those specific questions. The full list of comments are listed in Appendix 10.20. 55 responses relate generally to housing development and include concerns about flooding, loss and damage to the environment and second homes.

- 15 comments relate to MOD housing. These are covered under question 18.
- 27 comments raised concerns about the consultation process which include:
  - lack of information dissemination and poor communication
  - access to consultation materials
  - volume of consultation material
  - accessibility of the consultation materials, i.e. documents were difficult to understand
  - online questionnaire not accessible to all and difficult to complete without the supporting documents.

1460. These concerns are in the 'lessons learned' section of the report.

1461. A further 40 comments were received which relate to various issues including the need for new and additional infrastructure, transport and traffic issues, communications and broadband and tourism.

### Officer response

1462. This question was useful in allowing respondents to expand on their response to questions that did not have a specific section to do that, e.g. Issues 17 and 18. The majority of comments to this question appeared to repeat comments that had already been submitted to other issues and provided respondents with the opportunity to emphasise their opinions.

1463. Many of the comments were concerned with:

- potential housing numbers;
- potential development sites; and
- possible impacts on Purbeck's environment.

1464. There were also a number of concerns raised about the consultation process which have been addressed in the 'lessons learned' section of this report.

### Actions

1465. The Council will consider all of the comments that have been submitted when identifying preferred options for the partial review.

**Glossary**

| Glossary of frequently used terms and acronyms |  |
|--|--|
| <b>Affordable housing</b>                      | <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <ul style="list-style-type: none"> <li>• Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</li> <li>• Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</li> <li>• Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</li> </ul> <p>Homes that do not meet the above definition of affordable housing, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes.</p> |
| <b>Development Plan Document (DPD)</b>         | <p>Development plan documents set planning policies in local authority areas and are examined by an independent planning inspector.</p>  |
| <b>Gypsies and travellers</b>                  | <p>Persons of nomadic habit of life whatever their race or origin. This includes those who, on grounds of their own or their family’s or dependents’ educational or health needs or old age, have ceased to travel temporarily or permanently. The term also includes all other persons with a cultural tradition of nomadism and/or caravan dwelling.</p> <p>Note that the Government is currently consulting on a possible change to this definition.</p>  |
| <b>Habitat Regulations Assessment (HRA)</b>    | <p>An HRA is an assessment of the potential impact of development on protected sites and species and, where possible, options for mitigating the impact. If mitigation can not be identified then development will not go ahead.</p>   |
| <b>Masterplanning</b>                          | <p>Masterplanning is usually applied to an area rather than an individual site, starting with a vision for the area and looks in detail at how the</p>   |

Partial Review Issues and Options Consultation Report – May 2015

|   |   |
|---|---|
|   | different opportunities, policies and constraints can work together to achieve it, e.g. the redevelopment of a town centre, or residential growth and the facilities required to support the new houses.  |
| <b>National Planning Policy Framework (NPPF)</b>      | The National Planning Policy Framework sets out the Government's planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.   |
| <b>Previously developed land (PDL)</b>                | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. |
| <b>Purbeck Local Plan Part 1</b>                      | The cornerstone development plan document examined and adopted by Purbeck District Council in November 2012. It sets the level and broad location of development across the district and the policies (originally known as the Core Strategy).  |
| <b>Planning Practice Guidance</b>                     | National guidance published to support NPPF.  |
| <b>Ramsar site</b>                                    | Wetlands of international importance, designated under the 1971 Ramsar Convention.  |
| <b>Self/custom build</b>                              | Housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.  |
| <b>Strategic Housing Land Availability Assessment</b> | The primary role of this assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.   |
| <b>Strategic Housing Market Assessment</b>            | An assessment of full housing needs. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which: <ul style="list-style-type: none"> <li>• meets household and population projections, taking account of migration and demographic change;</li> <li>• addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and</li> <li>• caters for housing demand and the scale of housing supply necessary to meet this demand.</li> </ul>  |
| <b>Suitable Alternative Natural Greenspace</b>        | Green space that is of a type and quality suitable to provide an alternative green space to divert visitors from protected heathlands. SANGs are intended to provide mitigation for the potential impact of   |

Partial Review Issues and Options Consultation Report – May 2015

|  |  |
|--|--|
| <b>(SANG)</b>  | residential development on the heath. Impacts can include recreation and dog walking.  |
| <b>Special Area of Conservation (SAC)</b>            | Special Areas of Conservation (SACs) are strictly protected sites designated under the European Commission Habitats Directive.   |
| <b>Candidate Special Area of Conservation (cSAC)</b> | cSACs are sites that have been submitted to the European Commission, but not yet formally adopted.   |
| <b>Special Protection Area</b>                       | Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.   |
| <b>Potential Special Protection Area (pSPA)</b>      | pSPAs are sites that have been submitted to the European Commission, but not yet formally adopted.   |
| <b>Sustainable development</b>                       | <p>The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</p> <p>The NPPF defines sustainable development as positive growth – making economic, environmental and social progress for this and future generations.</p> |
| <b>Viability testing</b>                             | Viability testing looks at all the costs involved in developing a site and the likely income, and assesses whether it is feasible financially, i.e. will it bring in enough money to cover all the costs and give a reasonable profit margin. The affordable housing viability studies can be found at: <a href="http://www.dorsetforyou.com/evidence/purbeck">www.dorsetforyou.com/evidence/purbeck</a>   |

## Appendix 1

### Engagement programme for Town and Parish Councils and Parish Meetings

**Item 9, Appendix 1**  
**(PLPPRAG – 08.10.14)**

#### Engagement programme for Town and Parish Councils and Parish Meetings

This engagement programme includes approximate timings for proposed events, with exact dates to be confirmed nearer the time. In all cases, Town and Parish Councils and Parish Meetings will be invited to send up to two representatives to each meeting. It may be appropriate to split the workshops into two or more sessions, with specific town and parish councils/meetings invited to each session, depending on the nature of the issues to be discussed. We will seek to arrange at least one evening workshop each time, to provide an opportunity for those who work full-time to attend.

| <b>Event</b>   | <b>Invitees</b>   | <b>Approximate timing</b>   |
|--|---|---|
| 1. Workshop to inform Town and Parish Councils/Meetings about the Partial Review, and to discuss heathland mitigation issues | All town and parish councils and parish meetings<br>Natural England | Provisional dates:<br>Thursday 23 October 2014 (evening) and<br>Friday 24 October 2014 (daytime)<br><br>Parish representatives will be offered a choice as to which workshop to attend. |
| 2. Workshop to report findings of the Eastern Dorset Strategic Housing Market Assessment                                     | All town and parish councils and parish meetings                    | December 2014 / January 2015  |
| 3. Workshop to discuss the findings of the Partial Review Issues and Options consultation                                    | All town and parish councils and parish meetings                    | Summer 2015   |
| 4. Workshop to inform the content of the Preferred Options consultation on the Partial Review                                | All town and parish councils and parish meetings                    | Autumn 2015   |
| 5. Workshop to discuss the outcomes of the Preferred Options consultation  | All town and parish councils and parish meetings                    | Spring 2016   |
| 6. Workshop to inform the content of the Pre-submission consultation on the Partial Review                                   | All town and parish councils and parish meetings                    | Summer 2016   |

## Appendix 2

### Agendas for the Partial Review Advisory Group (PRAG) Town and Parish Council Workshops

Partial Review Town and Parish Council Engagement

23 October /24 October

6.00pm / 2.00pm

Purbeck District Council Offices



|   |  |
|---|--|
| 1 | Welcome & introduction to Partial Review Town and Parish Council Engagement  |
| 2 | An introduction to the Partial Review and why it may be important for your parish  |
| 3 | An introduction to our current approach to ensuring protection of the designated Heathlands in our district                  |
| 4 | An explanation of the role of Natural England in our district  |
| 5 | An interactive exercise looking at the strengths, weaknesses, opportunities and threats associated with the current approach |
| 6 | Next Steps   |

Partial Review Town and Parish Council Engagement

10 February 2015

2.00pm / 6.00pm

Purbeck District Council Offices



|   |  |
|---|--|
| 1 | Welcome & introduction   |
| 2 | Partial Review Issues and Options, including Strategic Housing Market Assessment |
| 3 | How to make your comments  |
| 4 | Value and importance of heathland, and the Habitat Regulations                   |
| 5 | Next Steps   |

## Appendix 3

### Appendix 3.1 Statutory notice



#### **NOTICE OF PUBLIC CONSULTATION REVIEWING THE PLAN FOR PURBECK'S FUTURE**

#### **REGULATION 18 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Purbeck District Council is consulting on the  
Purbeck Local Plan Partial Review Issues and Options Consultation – January  
2015 and the Purbeck Local Plan Partial Review Sustainability Appraisal –  
January 2015**

Purbeck residents and businesses are invited to have their say on key issues that affect the District's future. Your views are being sought on options for locations for new housing, new retail space and additional employment, as well as how we can enable growth whilst continuing to protect the natural environment.

The consultation runs from **29 January 2015 to 5pm, 13 March 2015**

All consultation documents, including the questionnaire are available on our website at <https://www.dorsetforyou.com/purbeck-partial-review> Paper copies can be viewed at Purbeck District Council Offices, Worgret Road, Wareham, BH20 4PP, town council offices and local libraries.

See <https://www.dorsetforyou.com/purbeck-partial-review> to find your nearest consultation drop-in event. Alternatively, please contact the Planning Policy Team at [localplan@purbeck-dc.gov.uk](mailto:localplan@purbeck-dc.gov.uk) or telephone 01929 556561

Appendix 3.2

Copies of notification and advertisements publicising the Issues and Options consultation  
 Draft statutory notification for Daily Echo and Dorset Echo

The collage features several distinct advertisements:

- Dorset County Council:** Notices regarding the temporary closure of Colway Lane and a road from Shave Cross to Dodge Orchard.
- Valentine's Day:** A large 'Be my Valentine' ad with a heart graphic and a 'Send a special message to your SWEETHEART' offer.
- Travel:** An advertisement for 'newmarket.travel/ncs' with the phone number 843 316 1124.
- Public Consultation:** A notice from Purbeck District Council regarding the review of the Plan for Purbeck's Future.
- Classified:** An advertisement for 'Dorset Classified' with a '£14' offer.
- Local News:** A small notice about 'Purbeck District Council' and 'Thrive communities in balance'.

This page from the Daily Echo (Thursday, January 29, 2015) contains the following content:

- Classified Conditions:** A section titled 'DAILY ECHO Classified CONDITIONS of acceptance for advertisements...' with a photo of a woman.
- Business Opportunities:** Advertisements for 'UNITS AVAILABLE NOW' at Courtyard Craft Centre and 'INVESTMENT OPPORTUNITY' for a new building project.
- Public Consultation:** A large notice from Purbeck District Council: 'NOTICE OF PUBLIC CONSULTATION REVIEWING THE PLAN FOR PURBECK'S FUTURE REGULATION 18 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012'.
- Public Notices:** Notices regarding the estates of Pauline Elizabeth Ford and Angela Fry (Deceased).
- Local News:** A notice for 'Bournemouth Hackney Taxi' available for rent.

## Appendix 4

### Appendix 4.1

Copies of information flyers distributed across Purbeck and the DT2 postcode area

# HAVE YOUR SAY

## on future development in PURBECK

Purbeck District Council needs to review the Purbeck Local Plan, which it uses to determine planning applications. This is a requirement of an independent planning inspector. The review will consider future growth in the district, so the Council wants to know your thoughts on how it can plan for this.

Some of the issues the Council needs to consider are:

- Locations for **NEW HOMES**
- Locations for **NEW SHOPPING SPACE AND EMPLOYMENT**
- How can we enable growth whilst continuing to protect the **NATURAL ENVIRONMENT?**

**Come and talk with planning officers at the following DROP-IN events**

|                  |                 |                             |
|------------------|-----------------|-----------------------------|
| Wednesday 11 Feb | 2.00pm - 8.00pm | Upton Community Centre      |
| Thursday 12 Feb  | 2.00pm - 8.00pm | The D'Urberville Hall, Wool |
| Monday 16 Feb    | 2.00pm - 8.00pm | The Mowlem, Swanage         |
| Wednesday 18 Feb | 2.00pm - 8.00pm | Scout Hut, Bere Regis       |
| Friday 20 Feb    | 2.00pm - 8.00pm | Wareham Town Hall           |
| Thursday 26 Feb  | 2.00pm - 8.00pm | Lychett Matravers Library   |

View all the consultation material, including a questionnaire, at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review) or contact Purbeck District Council, Westport House, Worgret Road, Wareham, BH20 4PP. Telephone 01929 556561



Thriving communities in balance  
with the natural environment

# HAVE YOUR SAY

## on future development in PURBECK

Purbeck District Council needs to review the Purbeck Local Plan, which it uses to determine planning applications. This is a requirement of an independent planning inspector. The review will consider future growth in the district, so the Council wants to know your thoughts on how it can plan for this.

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- Locations for **NEW SHOPPING SPACE AND EMPLOYMENT**
- How can we enable growth whilst continuing to protect the **NATURAL ENVIRONMENT?**

**NEW DROP-IN EVENT ADDED**

Come and talk with planning officers

**TUESDAY 24 February 2.00pm - 8.00pm**  
Moreton Village Hall, Moreton

If you cannot make the 24th, an event is also taking place in Lychett Matravers,

**THURSDAY 26 February 2.00pm - 8.00pm**  
Lychett Matravers Library

View all the consultation material, including a questionnaire, at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review) or contact Purbeck District Council, Westport House, Worgret Road, Wareham, BH20 4PP. Telephone 01929 556561



Thriving communities in balance  
with the natural environment

Feature advertisement in the Purbeck Gazette Issue 181 February 2015

**HAVE YOUR SAY**

Purbeck District Council needs to review the Purbeck Local Plan, which it uses to determine planning applications. This is a requirement of an independent planning inspector.

The review will consider future growth in the district, so the Council wants to know your thoughts on how it can plan for this.

**Purbeck District Council**  
Thrive communities in balance  
with the natural environment

**17**  
The Purbeck Gazette

**Consultation on future development in Purbeck**

**Some of the issues the Council needs to consider are:**

- Locations for **NEW HOMES** •
- Locations for **NEW SHOPPING SPACE AND EMPLOYMENT** •
- How can we enable growth whilst continuing to protect the **NATURAL ENVIRONMENT?** •

**Come and talk with planning officers at the following DROP-IN events:**

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| Monday 16 Feb    | 2.00pm - 8.00pm | The Mowlem, Swanage         |
| Wednesday 18 Feb | 2.00pm - 8.00pm | Scout Hut, Bere Regis       |
| Friday 20 Feb    | 2.00pm - 8.00pm | Wareham Town Hall           |
| Thursday 26 Feb  | 2.00pm - 8.00pm | Lytchett Matravers Library  |

View all the consultation material, including a questionnaire, at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review) or contact Purbeck District Council, Westport House, Worgret Road, Wareham BH20 4PP Telephone 01929 556561

**18**  
The Purbeck Gazette

## Appendix 4.3

### Press releases and articles

PDC 'About Purbeck' November 2014



# About Purbeck issue 27

## Planning Purbeck's Future

Don't miss the opportunity to comment on two important plans for Purbeck. The District Council is currently preparing for two consultations relating to the Swanage Local Plan and the Partial Review of the Purbeck Local Plan.

### The Swanage Local Plan



In early 2014, residents and businesses had their say on a number of issues and options for Swanage, including possible locations for new housing, affordable housing for local people and improved shopping facilities.

The responses were analysed during the summer and Purbeck District Council is now compiling the final draft plan. This will identify sites for housing development and will include plans for the re-development of the town centre.

**Opportunity to comment!**  
The final draft plan is likely to be published for comments during February and March 2015. It will be publicised in the local press and Swanage residents and businesses will receive a leaflet giving more information.

At this stage, we will be inviting comments on the soundness of the plan, and whether it has been prepared in accordance with legal requirements. Comments will be passed to the Independent Planning Inspector.

You will be able to view the consultation information at [www.dorsetforyou.com/swanage-local-plan](http://www.dorsetforyou.com/swanage-local-plan) or at Swanage Town Hall reception, local libraries and the Swanage Tourist Information Centre.

There will be drop-in events around Swanage. Come along and ask questions of council staff and Swanage Local Plan steering group members who are involved in producing the plan.

See the results of the 2014 Issues and Options consultation at [www.dorsetforyou.com/swanage-local-plan](http://www.dorsetforyou.com/swanage-local-plan)

### The Purbeck Local Plan - Partial Review

The The Purbeck Local Plan – Part 1 is being reviewed.

The District Council adopted the Purbeck Local Plan Part 1 in 2012 after it was examined independently by a Government Planning Inspector. The Inspector declared it sound on condition that the Council undertakes a partial review by 2017 which investigates the potential for more growth in the district.



The Purbeck Local Plan sets out the strategy for the delivery of development and supporting infrastructure in balance with the landscape and environment.

The Partial Review will cover a number of important issues for the whole district including:

- local housing needs, which may mean identifying new housing sites;
- a review of existing policies, such as the design policy; and
- where necessary, the introduction of new policies.

**Have your say!** You will be able to have your say on the issues and options for the developing plan during a 6 week consultation which is likely to take place in February and March 2015, at the same time as the Swanage Local Plan consultation.

The consultation will be advertised in the local press and leaflets giving further information will be sent to all households. Events will take place where you can get more information and ask questions.

Consultation information will also be available at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review) and in parish and town council offices and local libraries.

12  [www.dorsetforyou.com](http://www.dorsetforyou.com)

Appendix 4.4

The Purbeck Gazette Feb 2015

Feb 2015 . Issue NO 181

The Purbeck Gazette

24

# Have YOUR Say On Plans For Purbeck's Future

An important public consultation is taking place in Purbeck this February and March. The consultation is part of a partial review of the Purbeck District Local Plan Part 1. The Local Plan currently sets out the vision and policies for the whole of the district for the period 2006 – 2027 and is used to guide new development and determine planning applications. The partial review is a requirement of an independent planning inspector.

The Council needs people's thoughts on a range of issues, including:

- Locations for new homes.
- Locations for new shopping and employment space; and
- How growth can be balanced with protecting Purbeck's natural environment

Councillor Peter Wharf, speaking as Chairman of the Council's Partial Review Advisory Group, which was set up to review the Plan, said: "With continued pressure on the district to meet future growth, we need to ensure the Purbeck Local Plan remains up-to-date.

"When the planning inspector appraised the Plan, he agreed it only on the understanding that the Council would review it to see whether more development was possible in the future. We have to strike a balance between protecting and enhancing the beautiful area of Purbeck and providing the housing that would meet demand, so this consultation gives everyone the opportunity to have their say on future development in the district."

Councillor Wharf continued: "Please take the time to respond to the consultation. Without an approved plan, developers would have few restraints or guidelines to adhere to and we could lose much of our ability

to manage development in Purbeck."

The District Council was originally planning to consult on the Swanage Local Plan at the same time as the Partial Review. However, the Council has decided to further explore the issues highlighted by some members of the Swanage Local Plan Steering Group, made up of the District Council, Swanage Town Council, Swanage Town and Community Partnership and community representatives. The District Council will be considering the next steps at its meeting in February

The consultation starts on Thursday 29 January and will run until 5pm on Friday 13 March 2015. Households in Purbeck will receive a publicity flyer detailing events taking place around the district. The full consultation material (including the questionnaire) will be available online at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review) from 29 January 2015.

Paper copies of the consultation documents can be obtained by telephoning the Council on 01929 556561. Printing and postage costs of approximately £10 will apply for the consultation document. Paper copies will also be available to view at libraries around the district.

**Consultation events, where members of the public can talk to Council officers about the partial review of the Purbeck Local Plan will be taking place around Purbeck:**

- Wednesday, 11 February: 2.00pm - 8.00pm at Upton Community Centre
- Thursday, 12 February: 2.00pm - 8.00pm at the D'Urberville Hall, Wool
- Monday, 16 February: 2.00pm - 8.00pm at the Mowlem, Swanage
- Wednesday, 18 February: 2.00pm - 8.00pm at the Scout Hut, Bere Regis
- Friday, 20 February: 2.00pm - 8.00pm at Wareham Town Hall
- Thursday, 26 February: 2.00pm - 8.00pm at Lytchett Matravers Library

Swanage and Wareham Advertiser March 5 2015

The Purbeck Gazette

March 5, 2015

3

## Last chance to share views on future plan

THE deadline for Purbeck residents to comment on a document that will help shape future development in the district until 2027 is almost over.

Consultation on the partial review of the Purbeck District Local Plan ends on March 13.

This plan sets out preferred Purbeck development sites for the 12 year, says a Purbeck District Council spokesman.

The full consultation material (including the questionnaire) is available at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review)

## Tank Museum boost with £100k funding

THE tank Museum at Bovington has secured £100,000 of funding ahead of next year's centenary of the first tank

battle in World War One. It has been awarded by the DCMS/Wolfson Museums and Galleries Improvement Fund.

## Appendix 4.5

Dorset council's e-newsletters published on Dorset for You

### **Council Tax for 2015-16 / Planning consultation ends soon / Employment site investment / Purbeck volunteers honoured**

*Dorset councils e-newsletter sent this bulletin at 06-03-2015 03:50 PM GMT*



Council Tax for 2015-16 / Planning consultation ends soon / Employment site investment / Purbeck volunteers honoured



#### **Council tax set for 2015/16**

The District Council's share of the Council Tax in 2015/16 will rise by 1.94%.

This amounts to an increase of £3.28 per year for a band D household for the District Council's share.

The increase in Council Tax has helped the Council to meet a £357,000 reduction in its external funding for 2015/16, compared to 2014/15.

[Read the whole press release here](#)



#### **Help us to mark Commonwealth Day**

On Monday 9 March, the District of Purbeck will be raising the Commonwealth flag.

The Chairman of the District Council will read a Commonwealth Affirmation before he raises the flag at 10am.

[We hope that you can join us in support of the Commonwealth](#)



#### **Have your say before 13 March**

There are only a few days left before the end of the consultation on a partial review of the Purbeck Local Plan.

The review will consider issues such as:

- Locations for new housing
- Locations for new shopping space and employment
- How we can enable growth whilst continuing to protect the natural environment

[Visit the web page and take part in the consultation](#)

## February Council Meeting agenda now available / Purbeck District Local Plan events

Dorset councils e-newsletter sent this bulletin at 17-02-2015 04:50 PM GMT



### February Council Meeting agenda now available

... and don't forget to have your say on future development in Purbeck.



#### 24 February Council Meeting agenda

The agenda for the Full Council Meeting of Purbeck District Council is now on our website.

Topics include:

- Council budget
- Next steps for the Swanage Local Plan
- Purbeck Sports Centre membership scheme

[You can read the agenda here](#)



#### Don't forget to have your say on future development in Purbeck

An important public consultation is under way on a partial review of the [Purbeck District Local Plan Part 1](#).

The Local Plan currently sets out the vision and policies for the whole of the district and is used to guide new development and determine planning applications.

- Locations for new housing
- Locations for new shopping space and employment
- How can we enable growth whilst continuing to protect the natural environment?

There are still opportunities to talk to Planning Officers at events in Bere Regis, Wareham, Lytchett Matravers and Moreton. [See the webpage for more details.](#)

Consultation closes Friday 13 March 2015.

**Planning consultation / Building Control / Council Meeting / Planning appeals / February activities**

*Dorset councils e-newsletter sent this bulletin at 02-02-2015 06:00 PM GMT*



**Planning consultation / Building Control / Council Meeting / Planning appeals / February activities**

**Have your say on future development in Purbeck**

An important public consultation is under way on a partial review of the [Purbeck District Local Plan Part 1](#).

The Local Plan currently sets out the vision and policies for the whole of the district and is used to guide new development and determine planning applications.



[Find out more about the issues, read the options and take part in the consultation.](#)

- Locations for new housing
- Locations for new shopping space and employment
- How can we enable growth whilst continuing to protect the natural environment?

Appendix 4.6

Copy of the Lytchett Link parish newsletter published Spring 2015

ISSUE  
**55**  
Spring  
2015

The Lytchett  
Matravers  
Parish Council  
News Letter



**Lytchett Link**  
www.lytchettmatraverspc.org

FREE

# Planning

### What is the Purbeck Local Plan?

**P**urbeck District Council's (PDC) Local Plan was presented and partially accepted in 2012. Purbeck District Council was required by the government to produce this plan, since without an approved plan, developers would have had few restraints or guidelines to adhere to. As a result Lytchett Matravers was required to accept 50 new houses at the Huntick Road site.

However, the government inspector, who appraised the Purbeck District Council plan, only agreed it on the understanding that Purbeck District Council would review the plan again to see whether more development was possible. He did not believe that the Purbeck District Council plan offered enough opportunities for housing. Purbeck District Council has now commenced an assessment and consultation.

At the end of this process Purbeck District Council will have to present clear reasons and evidence to support their conclusions.

The proposed Issues and Options are broad and may not necessarily be taken forward by Purbeck District Council; some ideas may be dropped as Purbeck District Council redefines the Plan and new ideas will be sought or brought forward where appropriate.

### What is the Neighbourhood Plan?

**T**he Lytchett Matravers Neighbourhood Plan is a plan specific to the parish of Lytchett Matravers that has to conform to the current Purbeck Local Plan – Part 1.

Any neighbourhood plan cannot re-designate green belt land as development land. Therefore the Lytchett Matravers Neighbourhood Plan is constrained to talking about development within the current settlement boundary. However in the future it may have to include areas that the review of the Purbeck Plan might change status. This can be seen by the Purbeck District Council options, with possible substantial development either in Lytchett Matravers or close by in Lytchett Minster. Therefore we urge you to take part in the Purbeck District Council consultations – details below.

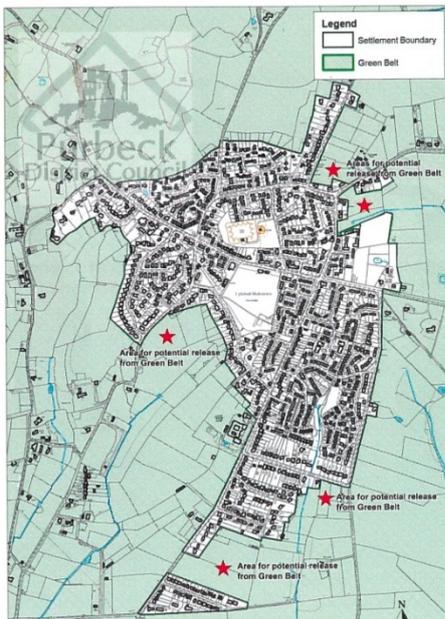
The focus for the Lytchett Matravers Neighbourhood Plan is a balance of employment opportunities, improvement of local amenities to go hand in hand with any development within the village, be they Huntick Road, Mill or de-designated Green Belt in the future.

Lytchett Matravers is unique in being surrounded by Green Belt. Let's make sure any re-designation is appropriate and benefits the village as a whole.

The Lytchett Matravers Parish Council asks all residents to come along to the consultation and to express their views and opinions on the options presented.

**The consultation will take place at**  
**Lytchett Matravers Library**  
**February 26th, 2015 from 2.00 pm until 8.00 pm**  
**All the consultation material, including a questionnaire, can be viewed at**  
[www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review)

## Areas of green belt in Lytchett Matravers that could potentially be developed



The red stars show indicative locations of sites.

Lytchett Link

\*You are not permitted to copy, sub-license, distribute or sell any of this Map Data to third parties in any form

## Reviewing the Plan for Purbeck

**P**urbeck District Council is in the process of reviewing its Green Belt policy, housing numbers, locations for development and development objectives.

The government inspector, who appraised the Purbeck District Council Local Plan – Part 1, felt that the plan should have identified safeguarded land in the Green Belt. This land that is allocated from the Green Belt in order to provide potential land for future development needs beyond the plan period.

The Purbeck District Council Local Plan – Part 1 laid out how and where development would be permitted up to 2027 as well as specifying that 120 new dwellings per year would be the planned target throughout the District.

The government inspector did not believe the Purbeck District Council Local Plan – Part 1 offered enough opportunities for housing. Purbeck District Council has now commenced an assessment and has arrived at a figure of 201 new houses per annum between now and 2031. This

is not necessarily a final number, since it can be reduced by various constraints such as areas of outstanding beauty and heathland. However, it is their starting point.

With respect to Lytchett Matravers, the government inspector picked out land at Blaney's Corner (junction of Wareham Road, Lime Kiln Road and Wimbome Road) and recommended that Purbeck District Council should undertake a further Green Belt review in order to look at this.

To this end, Purbeck District Council has produced an updated Green Belt review as part of their consultation, in order to highlight potential areas for release, should future growth be required. The areas selected in Lytchett Matravers are:-

- ◆ Land adjacent to Middle Road;
- ◆ Land behind 36 & 38 Wareham Road and a field off of Burbridge Close
- ◆ Land at Foxhills Cottage and adjacent to Peach Cottage
- ◆ Land at Blaney's Corner
- ◆ Land at Flowers Drove and Sunnyside Farm

During this consultation process, it is possible that other Green Belt sites will be put forward by landowners for development and can be considered.

**Note that one of PDC's other options is 500 or more new homes plus public open space, community facilities and maybe a primary school around Lytchett Minster. Their consultation brief acknowledges that this could cause a merging effect between Upton, Lytchett Minster and Lytchett Matravers.**

**Have Your Say**

Since the end of the 2012 Purbeck District Council needs to consider sites/locations for new homes such as locations for new housing areas and employment and how can we manage growth while continuing to protect the natural environment, come and talk with us about the future of Purbeck District Council. We are holding a public consultation on the 26th February at 2.00 pm Lytchett Matravers Library.

Visit the Parish Council Website

www.lytchettmatraverspc.org/

Join the team

Why not join the Neighbourhood Plan team.

Email: [lmnp@lytchettmatraverspc.org/](mailto:lmnp@lytchettmatraverspc.org/)

For details

The Village Hall Committee AGM

The Village Hall Committee will be holding their AGM on Tuesday 7th April at 8.00 pm in the Banquet Room. If you have any queries or questions you wish to put to the Committee then please come along. Everyone is welcome.

A Community Film Initiative

PRIDE

A brilliant new British comedy with Bill Nighy about how a gay collective from London supported the Welsh miners during the strikes of the mid-1920s. True story and fabulous music!

Venue: Lytchett Matravers Village Hall  
Screening: Saturday 7th March  
Food Starts 7.00 pm  
Film starts 8.00 pm  
Film cost £5.00

Refreshments: Aubergine Casserole with crusty bread cost £5.00  
New films can be bought at the door for £6.00  
To reserve your seats for supper, film or both email [govinbrown1984@hotmail.co.uk](mailto:govinbrown1984@hotmail.co.uk)  
Supported by the Village Hall Committee and the Lytchett Matravers Parish Council and...

PARISH Film INITIATIVE

## Appendix 5

### Screen shot of the Partial Review web page

This page provides access to all of the consultation documents, including all background papers and the evidence base. The documents can either be viewed online or downloaded as PDF documents.

The online questionnaire was accessed by a single click button

**Partial Review of Purbeck Local Plan: Part 1 - Planning Purbeck's Future**

**Listen**

Purbeck District Council needs to review the Purbeck Local Plan which it uses to determine planning applications. This is a requirement of an independent planning inspector.

The review will consider issues such as:

- Locations for new housing
- Locations for new shopping space and employment
- How we can enable growth whilst continuing to protect the natural environment

**Partial Review: Issues and Options Consultation - 29 January 2015 to 13 March 2015**

**The consultation has now closed.**

Thank you for taking the time to respond. We will now collate and analyse the responses and will publish a report in due course.

**Consultation document and background papers**

The Consultation document

| Document   | Description                                  | Date         |
|--|--|--------------|
| <a href="#">Reviewing the Plan for Purbeck's Future - Issues and Options Consultation Document (pdf, 518K)</a> | The Issues and Options Consultation Document | January 2015 |

**Appraisals**

| Document   | Description   | Date         |
|--|---|--------------|
| <a href="#">Sustainability Appraisal (pdf, 1.1MB)</a>  | Analyses the likely social, environmental and economic impacts of the options.            | January 2015 |
| <a href="#">Sustainability Appraisal Non-technical Summary (pdf, 453KB)</a>  | At this stage highlights likely effects of the options on protected species and habitats. | January 2015 |
| <a href="#">Habitats Regulation Assessment of the Partial Review of the Purbeck Local Plan Part 1 (pdf, 4.8MB)</a> | Assesses the likely equalities impacts of the consultation document.                      | January 2015 |

**Evidence**

| Document   | Description   | Date         |
|--|---|--------------|
| <a href="#">Eastern Dorset Strategic Housing Market Assessment - Interim Findings (pdf, 2.29MB)</a>                        | Summary of Purbeck's objectively assessed housing needs.  | January 2015 |
| <a href="#">Strategic Housing Land Availability Assessment (pdf, 518K)</a>   | Shows which sites landowners have submitted to the council as available for housing development.    | January 2015 |
| <a href="#">Poole and Purbeck Town Centres, Retail and Leisure Study - Final Report (pdf, 2.9MB)</a>                       | A study of Poole and Purbeck's retail and leisure 'hotspots' needs.                                 | January 2015 |
| <a href="#">Poole and Purbeck Town Centres, Retail and Leisure Study Volume 2 - Town Centre Health Checks (pdf, 1.1MB)</a> | Poole and Purbeck town centre health check.   | January 2015 |
| <a href="#">Poole and Purbeck Centres's Retail and Leisure Study 2014 (pdf, 1.1MB)</a>                                     | Poole and Purbeck Retail Study/ Appendix B.   | January 2015 |
| <a href="#">Wareham Town Centre Background Paper (pdf, 2.55MB)</a>   | Assesses the Wareham Town Centre boundary.  | January 2015 |
| <a href="#">Previously Developed Land Study (pdf, 3MB)</a>   | Looks at previously developed land available for development.                                       | January 2015 |
| <a href="#">Additional Employment Land Background Paper (pdf, 2.0MB)</a>   | Shows which sites landowners have submitted to the council as available for employment development. | January 2015 |
| <a href="#">Green Belt Review (pdf, 518K)</a>  | Reviews the Green Belt and recommends land that could be released.                                  | January 2015 |
| <a href="#">Heathlands Background Paper (pdf, 834KB)</a>   | Sets out the council's current approach to mitigating harm to heathlands.                           | January 2015 |
| <a href="#">Strategic Flood Risk Assessment (pdf, 697KB)</a>   | Assesses the risk of flooding across the district.  | January 2015 |

**Settlement Boundary Reviews**

| Document  | Date         |
|---|--------------|
| <a href="#">Bournemouth Settlement Boundary Review (pdf, 1.1MB)</a> | January 2015 |
| <a href="#">Bournemouth Settlement Boundary Review (pdf, 824KB)</a> | January 2015 |

## Appendix 6

### List of statutory consultees contacted by email and/or post

Borough of Poole Council  
Bournemouth & Poole PCT  
Corfe Mullen Parish Council  
Crossways Parish Council  
Defence Estates - Durrington  
Defence Estates - South  
Defence Infrastructure Organisation (MoD)  
Department for Constitutional Affairs  
Department for Culture, Media & Sport  
Dorset County Council  
Dorset Primary Care Trust  
Environment Agency  
Health and Safety Executive  
Highways Agency  
Historic England (SW Region)  
Homes and Communities Agency  
Lower Winterborne Parish Council  
Marine Management Organisation  
Milborne St Andrew Parish Council  
National Grid  
National Grid Property Ltd  
Natural England  
Network Rail  
NHS Dorset  
NHS Dorset Clinical Commissioning Group

NHS Poole

NHS Poole Central Locality

NHS Purbeck Locality Clinical Commissioning Group

North Dorset District Council

Nuclear Decommissioning Authority

Owermoigne Parish Council

Poole Harbour Commissioners

Puddletown Area Group Parish Council

Sport England

Sturminster Marshall Parish Council

Synergy Housing Group

The National Trust

Wessex Water

West Dorset District Council

Woodsford & Tincleton Parish (Knightsford Group)

NHS Poole

NHS Poole Central Locality

British Gas

British Telecommunications

Civil Aviation Authority

East Dorset District Council

Equal Opportunities Commission

Scottish and Southern Energy

Southern Electricity

## Appendix 7

### **Groups and organisations sent consultation information**

Purbeck town and parish councils and parish meetings

Dorset Community Action forwarded the consultation details to individuals and organisations on their database. (The list is not available due to data protection)

Wareham chamber of Trade and Commerce

Swanage Chamber of Trade and Commerce

Swanage and Purbeck Hospitality Association

Wareham Senior Forum

Swanage Senior forum

Wool Senior Forum

Children's centres (Purbeck and Crossways)

Purbeck Youth workers

Bere Regis Website

Swanage Hub website

Information flyers were also distributed in the three towns of Swanage, Wareham and Upton outside supermarkets in the main shopping areas

## Appendix 8

Example of the communication sent via post and/or email to statutory and non statutory bodies, and individuals on the planning policy contacts database.

**Planning & Community Services**  
Westport House, Worgret Road, Wareham, Dorset BH20 4PP  
www.dorsetforyou.com/purbeck Switchboard: (01929) 556561

**Direct Dial:** 01929 556561      **Email:** [localplan@purbeck-dc.gov.uk](mailto:localplan@purbeck-dc.gov.uk)

**Our Ref:** PRIO/2015

**Date:** 29 January 2015



Dear Sir/Madam

**PARTIAL REVIEW OF THE PURBECK LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION**

Purbeck District Council is reviewing the Purbeck Local Plan, which it uses to determine planning applications. This is a requirement of an independent planning inspector. The review will consider future growth in the district, so the Council wants to know your thoughts on how it can plan for this.

The consultation runs from **Thursday 29 January 2015 to 5 pm, Friday 13 March 2015**.

All consultation material, including the online questionnaire is available from <https://www.dorsetforyou.com/purbeck-partial-review> or can be viewed at the district council offices, town council offices and local libraries. The opening times for libraries and council offices, and details of local drop-in events are on the back of this letter.

A paper copy of the Issues and Options consultation document is available on request at a cost of £10 and printed copies of background papers and other evidence documents are also available at printing and postage cost.

Although we prefer you to respond using the online questionnaire you can also pick up a paper copy to complete.

Please return your completed questionnaire by Freepost to Planning Policy, Purbeck District Council, RSAX-LTRK-TRKE, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP.

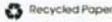
We look forward to receiving your comments by **5pm on Friday 13 March 2015**.

Yours faithfully

Anna Lee  
Planning Policy Manager

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GENERAL MANAGER  
Planning & Community Services  
Bridget Downton



## Partial Review Issues and Options Consultation Report – May 2015

### Council offices and Library opening times

**Purbeck District Council**, Westport House, Worgret Road, Wareham.

Mon -Thurs 8:45am - 4:45pm, Fri 8:45am - 4:15pm

**Lytchett Minster & Upton Town Council**, 1 Moorland Parade, Moorland Way, Upton.

Mon-Thu 9am - 12.30pm

**Swanage Town Council**, Town Hall, High Street, Swanage.

Mon - Fri 10am - 1pm and 2pm - 3pm

**Wareham Town Council**, Town Hall, Wareham.

Mon - Fri 10am -1pm

**Corfe Castle Library**, East Street, Corfe Castle.

Mon 2.30pm - 4:30pm, Wed 4:30pm - 6.30pm, Sat 10am - 12pm)

**Dorchester Library and Learning Centre**, South Walks House, Charles Street,

Dorchester Mon 10am - 5.30pm, Tue 9:30am - 7pm, Wed 9:30am - 1pm, Thu 9:30am - 5.30pm, Fri 9:30am - 7pm, Sat 9am - 4pm

**Lytchett Matravers Library**, High Street, Lytchett Matravers.

Mon 9.30am - 1pm and 2pm - 5pm, Tue 2pm - 5pm, Thu 9.30am - 1pm, Fri 2pm - 7pm, Sat 9.30am - 12:30pm

**Poole Central Library**, Dolphin Centre, Poole.

Mon-Fri 9am - 6pm, Sat 9am - 5pm

**Swanage Library**, High Street, Swanage.

Mon 10am - 6.30pm, Wed 9:30am - 5pm, Fri 9:30am - 5pm, Sat 9.30am - 4pm

**Upton Library**, Corner House, Upton Cross, Poole.

Mon 2pm - 5pm, Tue 9:30am - 12.30pm, Wed 9:30am - 12.30pm/2pm – 6.30pm, Fri 2pm - 5pm, Sat 9am - 12:30pm

**Wareham Library**, South Street, Wareham.

Mon 10am - 5pm, Tue 2pm – 6.30pm, Thu 9:30am - 5pm, Fri 9:30am - 5pm, Sat 9am - 12:30pm

**Wool Library**, D'Urberville Centre, Colliers Lane, Wool.

Tue 3pm - 6pm, Thu 10am - 12pm, Sat 10am - 12pm

### Come and talk with planning officers at the following drop-in events

|           |             |           |                             |
|-----------|-------------|-----------|-----------------------------|
| Wednesday | 11 February | 2pm – 8pm | Upton Community Centre      |
| Thursday  | 12 February | 2pm – 8pm | The D'Urberville Hall, Wool |
| Monday    | 16 February | 2pm – 8pm | The Mowlem, Swanage         |
| Wednesday | 18 February | 2pm – 8pm | The Scout Hut, Bere Regis   |
| Friday    | 20 February | 2pm – 8pm | Wareham Town Hall           |
| Thursday  | 26 February | 2pm – 8pm | Lytchett Matravers Library  |

## Appendix 9

### Copies of drop-in event display boards and photographs

# HAVE YOUR SAY

## Consultation on future development in Purbeck

Purbeck District Council needs to review the Purbeck Local Plan, which it uses to determine planning applications. This is a requirement of an independent planning inspector.

The review will consider future growth in the district, so the Council wants to know your thoughts on how it can plan for this.



Some of the issues the Council needs to consider are:

- Locations for **NEW HOMES**
- Locations for **NEW SHOPPING SPACE AND EMPLOYMENT**
- How can we enable growth whilst continuing to protect the **NATURAL ENVIRONMENT?**

Please go online and fill out our questionnaire form at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review), so that your views can be formally recorded and used to help shape the plan.

**All responses must be received by 5pm on Friday 13 March 2015.**

If you would like to sign up to our planning policy contacts' database, please fill out a form and we will contact you when future consultations start.



Thriving communities in balance with the natural environment

# STRATEGY

Evidence indicates that the Council should test to see if it can find space for an extra 2,244 homes by 2031.

**Issue 2:** meeting objectively assessed housing needs  
Please note that this issue is linked closely to issues 3 and 4, which discuss potential locations for development

**Option 2a:** deliver around 2,244 additional homes between 2013 and 2031 (subject to additional testing, such as impacts on heathlands and highways)  
This will be in line with the national requirement to meet objectively assessed housing needs. If the Council does this, it will have a greater chance of having a sound plan and with a sound plan, it will be able to adapt it and have greater control over development in Purbeck. The additional testing (such as impacts on heathlands and highways) could see the overall number reduced. If the Council can justify a reduced number, it should still have a sound plan. However, if the Council delivers fewer homes without adequate justification, it runs the risk of having an unsound plan. With an unsound plan, the Council would have less control over where development should take place.

**Option 2b:** deliver more than an additional 2,244 homes between 2013 and 2031  
It is too early to say whether or not Purbeck has the capacity to meet its own housing needs, let alone those of any other councils in addition. There could be an opportunity for Purbeck to accommodate additional growth, should the need arise. This could mean additional affordable homes and facilities in the district.

**Note:** the figure of an additional 2,244 homes is based on the findings of the draft Eastern Dorset Strategic Housing Market Assessment (SHMA). The final SHMA may identify a different level of need. If this is the case, the Council will consider any implications of this through the ongoing partial review process.



Where should the Council focus new settlement extensions?



Thriving communities in balance with the natural environment

# POTENTIAL SPECIFIC LOCATIONS

There are options to have large-scale development in specific locations.

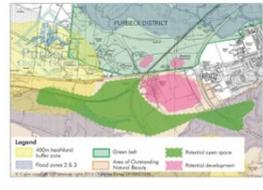
Do you have any thoughts on them?

Are there any other large sites that you think the Council should consider?

**Option 4a:** consider new development to the north and west of North Wareham  
Please note that this option links in to option 6c below.  
Developers believe the land could accommodate around 205 homes, plus either 1.35ha of employment land or an additional 41 homes.  
The option would also include facilities such as public open space, improved footpath links and allotments with a car park. This option would direct development towards one of the district's towns, although it would involve releasing some sensitive and visually prominent parts of the green belt. Towards the south one area seems that fall in the flood zone. Development would have an impact on the A351, which is already at capacity, through additional traffic movements, particularly as the town centre facilities would be some distance away. However, employment land would be close by, plus development could present an opportunity to enhance the appearance of the built edge between the Washminster flood employment site and the countryside.



**Option 4b:** consider new development to the west of Wareham  
This would involve developing land partly within a sensitive part of the green belt and partly in the ACNB. Developers believe the site could accommodate around 500 new homes, plus public open space.  
This option would direct development towards one of the district's towns. However, it would involve developing beyond the bypass and this could have a sprawling effect. The bypass could mean the development is cut off from Wareham and its facilities, creating an issue of connectivity with the rest of the town. Development would have an impact on the A351 through additional traffic movements. The site is also close to the River Frome flood plain.



**Option 4c:** consider new development to the south-east of Sandford  
Developers believe this land could accommodate around 275 homes, plus public open space (e.g. a play area), improved woodland management and pedestrian links.  
This option would involve developing sensitive green belt land. Development would have an impact on the A351 through additional traffic movements. Sandford is a key service village and therefore does not have as many facilities as the district's towns, however the site is within walking distance of shops and a school.



Thriving communities in balance with the natural environment

# POTENTIAL SPECIFIC LOCATIONS

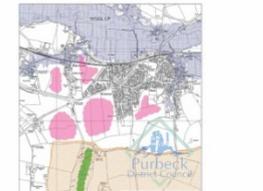
**Option 4d:** consider new development around Lytchett Minster  
Developers believe the land could accommodate around 500 or more new homes, plus public open space, community facilities and maybe a primary school.  
The site is next to a conservation area and there are some potential flooding issues to the south. It would involve developing a sensitive part of the green belt and this could cause a merging effect between Upton, Lytchett Minster and Lytchett Matravers. However, development would be located on the edge of the Poole/Bournemouth conurbation where many Purbeck residents work. This means that, although facilities and services are limited in Lytchett Minster, people living there could travel a relatively short distance in and out of an urban area with a greater selection of services and facilities than in the rest of Purbeck, without encouraging increased use of the A351 at peak times.



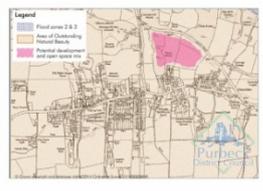
**Option 4e:** consider new development around Moreton Station (including Redbridge Pit)  
Developers consider that land at Redbridge Pit and land to the north of Moreton Station could potentially accommodate between 200 and 900 new homes, plus employment, open space, 3A&G and community facilities.  
Facilities and services are limited at Moreton Station, but development here would be on the edge of Crossways. Therefore, with masterplanning in conjunction with West Dorset District Council, it may be able to link in with existing facilities and new development planned at Crossways. Development would not involve developing green belt or ACNB land and it could tie in with investment at Dorset Green Technology Park.



**Option 4f:** consider new development west of Wool  
Developers believe the land could accommodate a phased development of up to 1,000 new homes, plus public open space and community facilities.  
Highways are a problem here that would need to be addressed, for example the queues at the level crossing, which could increase with more development. However, the village does have a station on the Weymouth to London mainline railway. Wool is a key service village and therefore does not have as many facilities as the district's towns, but there is still a range of community facilities and a major employment centre at Dorset Green Technology Centre nearby. Development would not involve developing green belt or ACNB land. An overarching masterplan could help connect parts of the village that were developed post-war.



**Option 4g:** consider new development to the north of Langton Matravers  
The landowner has not indicated how much development they would like to see at this site, which is a mixture of open fields and ancient woodland. A low density development of around 30 dwellings per hectare that excludes the ancient woodland could achieve around 200 new properties. The landowner has also not indicated where on the site public open space could be provided, but believes it could link with existing public rights of way in the vicinity.  
Langton Matravers is a local service village and therefore does not have as many facilities as the district's towns and key service villages. Development here would spread the village to the north into land designated as ACNB and would have a significant landscape and visual impact. The designated ancient woodland would offer a degree of screening to the site, as would other woodland in proximity to the site.



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# EMPLOYMENT

There are several sites being promoted to the Council for employment development.

Where do you think employment should be focussed?

**Option 6a:** focus employment development at Dorset Green Technology Park (DGT). This is one of seven strategically important employment sites in Dorset. Up to 43ha of land consisting of a significant amount of previously developed (brownfield) land (PDL) could be suitable to bring forward for employment uses.



**Option 6b:** focus employment development at Holton Heath. Holton Heath trading park covers around 35ha and could be extended by around 10ha. The landowner is promoting Admiralty Park for employment development and this includes around 3.7ha of PDL that could be suitable for employment uses.



**Option 6c:** focus employment development at Bovington Middle School. The school occupies a site of around 7.1ha in size and includes around 1.3ha of PDL.



**Option 6d:** provide around 3ha of additional employment land at Upton. The landowner has identified that this site of French's Farm of around 3ha could be used for a strategic employment allocation. The farm buildings do not constitute PDL.



**Option 6e:** provide around 1ha of additional employment land at Sandford Lane in Heath Wareham. The landowner has identified an additional 1ha of employment land at the south east corner of Sandford Lane, which benefits from existing infrastructure, and would help meet the growing demand for employment land.



**Option 6f:** provide additional employment development at Sandford First School, Botany Bay Farm at Blosworth and/or the Dorset County Council-owned depot off the B3351 at Corfe Castle.



These three areas are small and therefore may not be suitable for strategic employment allocations. However, they could be used in addition to the other options discussed in this issue. Sandford First School is around 0.76ha and is all PDL. Botany Bay Farm is 0.44ha, but does not fall within the definition of PDL. The depot at Corfe Castle is around 0.62ha in size and includes around 0.1ha of PDL.



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## RETAIL

Evidence shows that we need to find space for an additional 600sqm (net) of food retail floor space to meet future needs.

Where do you think it could go?



## HEATHLANDS

European and British law say that we have to mitigate the impacts of development on heathlands. Our approach is to not allow residential, tourist and some equestrian development within 400m of a heath. Such development between 400m and 5km of a heath is required to provide mitigation measures, e.g. through providing Suitable Alternative Natural Greenspaces (SANGs), which divert visitors away from the heaths.



Do you agree with this approach?

Do you have any alternative suggestions?

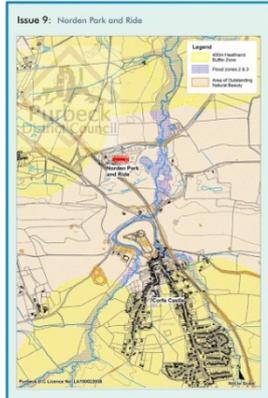


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# TRANSPORT

The Council is aware of traffic congestion in Purbeck and a suggestion to help the A351 is an extension to Norden Park & Ride.

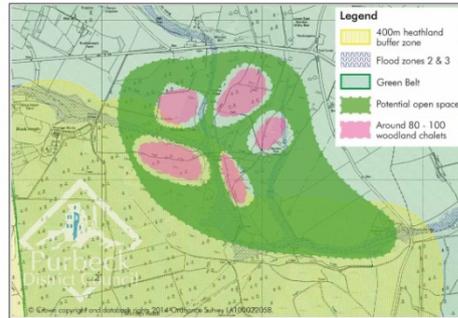
**Have you any other suggestions?**



# MORDEN COUNTRY PARK

In order to divert visitor pressure away from heaths in the north of Purbeck, we could explore the idea for a country park at Morden. The landowner would like to introduce 80-100 holiday lodges / chalets as part of the site.

**Have you any thoughts on this?**



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# OTHER ISSUES

We've tried to highlight what we think are the most relevant issues to you, but there are other issues we'd like your feedback on. These include:

- Plan period
- Wareham town centre boundary
- Local centres
- Affordable housing delivery
- Settlement boundaries (please see background papers)
- Self / custom build housing
- Gypsies, Travellers and Travelling Showpeople
- Other open space
- Meeting military needs
- New and revised planning policies

Please go online and fill out our questionnaire form at [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review), so that your views can be formally recorded and used to help shape the plan.



**All responses must be received by 5pm on Friday 13 March 2015.**

If you would like to sign up to our planning policy contacts' database, please fill out a form and we will contact you when future consultations start.



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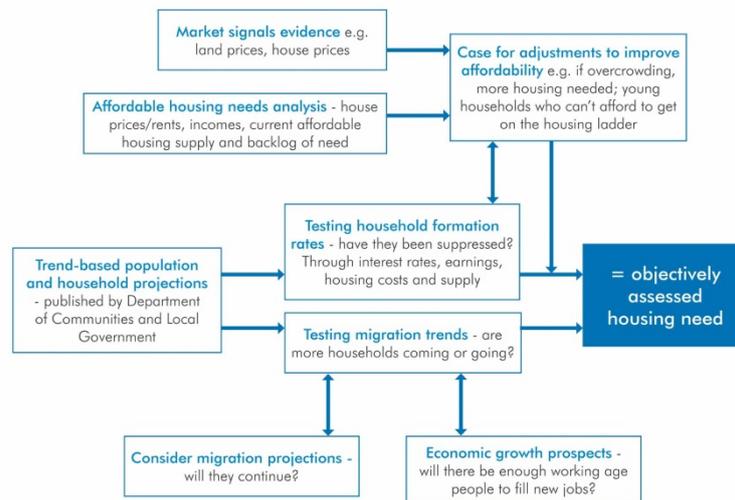
## NEXT STEPS

- As part of this consultation we are consulting with infrastructure providers.
- The consultation responses will be analysed alongside the evidence base to identify Preferred Options.
- We will carry out transport modelling to identify traffic impacts of the options.
- The Preferred Options consultation is likely to take place in early 2016.



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## Flowchart showing how objectively assessed housing needs are calculated



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# What about the Swanage Local Plan?

The Swanage Local Plan could become the formal guide to future development in Swanage - under the umbrella of the Purbeck District Local Plan.

Following the adoption of the Purbeck Local Plan (Part 1) in November 2012, Purbeck District Council, Swanage Town Council and Swanage Town and Community Partnership have been working together to produce a Swanage Local Plan. This work is overseen by the Swanage Local Plan Steering Group, which is made up of representatives from Purbeck District Council, Swanage Town Council, Swanage Town and Community Partnership and other community members.

## The 2014 Swanage Local Plan Consultation

The previous Swanage Local Plan Issues and Options consultation was undertaken between 3 February and 17 March 2014. This set out a variety of issues and options that included potential locations for new housing, affordable housing for local people and improved shopping facilities. A total of 883 responses were made (representing a return rate equivalent to around 8% of the town's population) which is considered very good for a planning consultation. A **Consultation Report** that detailed the various responses was published in August 2014.

Purbeck District Council was originally planning to consult on the Final Draft of the Swanage Local Plan between **January and March 2015** (at the same time as this Partial Review Issues and Options consultation). However, in January 2015 the Council decided not to proceed with the consultation because they wanted more time for the steering group to make some refinements to the Plan.

Councillors also felt that consulting on the Swanage Local Plan at the same time as the Partial Review Issues and Options document could have been confusing for local residents.

The District Council will further consider this at its next Council meeting on 24 February 2015. Following this, further information concerning decisions on the Swanage Local Plan will be provided at the website below:

<https://www.dorsetforyou.com/swanage-local-plan>



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Photographs of one of the drop-in event at the D'Urberville Hall Wool, 12 February 2015



## **Appendix 10**

Due to its size Appendix 10 has been produced as a separate document

### **Summary of responses to the Issues and Options consultation**

**The summary of responses to each issue can be found as follows:**

**Issue 1 – Appendix 10.1**

**Issue 2 – Appendix 10.2**

**Issue 3 – Appendix 10.3**

**Issue 4 – Appendix 10.4**

**Issue 5 – Appendix 10.5**

**Issue 6 – Appendix 10.6**

**Issue 7 – Appendix 10.7**

**Issue 8 – Appendix 10.8**

**Issue 9 – Appendix 10.8**

**Issue 10 – Appendix 10.10**

**Issue 11 – Appendix 10.11**

**Issue 12 – Appendix 10.12**

**Issue 13 – Appendix 10.13**

**Issue 14 – Appendix 10.14**

**Issue 15 – Appendix 10.15**

**Issue 16 – Appendix 10.16**

**Issue 17 – Appendix 10.17**

**Issue 18 – Appendix 10.18**

**Issue 19 – Appendix 10.19**

**Issue 20 – Appendix 10.20**

**Issue 21 – Appendix 10.21**