

Purbeck Local Plan

(2018 - 2034)

Proposed Main Modifications
2020



Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Purbeck Local Plan proposed Main Modifications consultation

This document relates to the examination of the Purbeck Local Plan (2018 – 2034). Following hearing sessions last year, and the Planning Inspector's Post Hearing Note, the council has prepared a schedule of proposed Main Modifications to the local plan which are considered necessary to ensure that the plan is legally compliant and/or sound.

The council has also prepared an updated version of the proposed policies map(s) and updated versions of appraisals and supplementary evidence including:

- Habitats Regulations Assessment (HRA);
- Sustainability Appraisal (SA);
- 5 Year Housing Land Supply;
- Infrastructure Delivery Plan; and
- Purbeck Local Plan Examination (2018-2034), Dorset Council response to The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The Council published a series of papers and supporting evidence in response to representations made over the course of the examination and at the local plan hearing sessions. It has re-published a selection of these papers and evidence which relates to the proposed Main Modifications including:

- Review of capacity from small sites [SD88];
- Proposed amendments to HRA [SD89];
- Appropriate assessment statement [SD96];
- Addendum to SA re settlement hierarchy [SD92];
- Strategy for mitigating effects on European sites, and Green Belt changes at Morden [SD93];
- Summary of viability issues raised by respondents and Council / Dixon Seale response to those concerns [SD97] ;
- Examination stage – viability update Purbeck Local Plan [SD117];
- Memorandum of understanding between Dorset Council and Savills on viability related issues for housing sites around Wool October 2019;
- Memorandum of understanding between Dorset Council and Wyatt Homes on viability related issues for Lytchett Matravers and Upton October 2019;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- Memorandum of understanding between Dorset Council and the Moreton Estate on viability related issues for Moreton Station/Redbridge Pit October 2019;
- Proposed changes to care provision [SD95]; and
- Planning the care provision in Purbeck [SD115].

All documents are available online at: www.dorsetcouncil.gov.uk/plpmainmods.

The consultation is focussed on the proposed Main Modifications, changes to the local plan policies map(s), updated appraisals and supplementary evidence, including the HRA and SA. This is not an opportunity to raise matters relating to other parts of the Plan that have already been considered by the Inspector during the examination. Weight will not be given to representations that repeat matters raised and discussed at the hearing sessions or in earlier responses.

The council has made arrangements for a selection of consultation documents, and the schedule of proposed Main Modifications, to be loaned by interested parties for short periods of time (for up to one week at a time) from the following libraries:

- Upton Library, Corner House, Upton, Poole, BH16 5PW;
- Lytchett Matravers Library, High Street, Lytchett Matravers, BH16 6BN;
- Swanage Library, High Street, Swanage, BH19 2NU;
- Wareham Library, South Street, Wareham, BH20 4LR;
- Wool Library, D'Urberville Centre, Collier's Lane, Wool, Wareham, BH20 6DL; and
- Dorchester Library, South Walks House, Charles Street, Dorchester, DT1 1EE.

People visiting these libraries to loan documents must follow procedures and processes to limit the spread of COVID-19.

Responses on the proposed Main Modifications consultation must:

- be made in writing using the council's response form; and
- include the respondents name and address.

The council is unable to accept anonymous responses. In accordance with government laws, and policies, relating to the COVID-19 pandemic the council encourages people and organisations who are interested in the consultation to view digital copies of the consultation documents through its website and to make any responses digitally using:

- the online response form; or

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- an e-mail (attaching a digital copy of the response form) addressed to

The council will also accept written responses sent in the post, and will provide paper copies of the response forms on request. Postal responses should be addressed to Purbeck Local Plan proposed Main Modifications Consultation, Dorset Council, Spatial Planning Team and sent to:

- South Walks House, South Walks Road, Dorchester, DT1 1UZ.

The council has also published a schedule of Additional Modifications which it does not consider have any substantive effect on policies and text within the local plan.

Responses should be made **11.45pm on 8th January 2021**. If you have any queries please don't hesitate to get in touch by telephone on 01929 556561, or email planningpolicy@dorsetcouncil.gov.uk using 'Purbeck Local Plan' in the subject bar.

What are proposed Main Modifications?

This document, and the proposed Main Modifications, have been prepared as part of the examination of the Purbeck Local Plan. The local plan was submitted for examination in January 2019 and is being examined by an Inspector from the Planning Inspectorate appointed by the Secretary of State. The Inspector is assessing whether the Council has complied with the duty to cooperate and whether the plan meets the requirements in planning laws and is 'sound'. (The tests for soundness are defined in national planning policy. They include whether the local plan: a) has been positively prepared, b) is justified with proportionate evidence, b) is likely to be effective, and c) is consistent with national planning policy).

Public hearing sessions were held in July, August and October 2019 so that key planning issues relating to the plan could be discussed. People and organisations who made written responses on the local plan and indicated that they wished to be heard were invited to the hearing sessions and participated in the discussions.

Planning law allows local plans to be modified after they have been submitted. Modifications are divided into two categories:

1. Those that are needed to make the plan legally compliant or sound – these are referred to as proposed Main Modifications; and
2. Those that are needed to correct minor errors or factual inaccuracies (these changes are not required in order to make the plan legally compliant or sound) – these are referred to as Additional Modifications.

This document lists those proposed Main Modifications needed to make the local plan sound or legally compliant. Proposed Main Modifications have been

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

suggested by the Inspector¹, respondents (including those participants at the hearing sessions) and by the council. The council has also proposed Main Modifications to the local plan in response to the enactment of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 that were published on 21 July 2020 and come into effect on 1 September 2020. This document does not distinguish between those proposed Main Modifications suggested by respondents, the Inspector or the council.

The consultation has been arranged to give interested parties the opportunity of making a response on the proposed Main Modifications. All representations will be taken into consideration by the Planning Inspector before she prepares a report outlining her final conclusions and a final schedule of recommended Main Modifications.

¹As presented in the Inspector's Post Hearing Note available to download here:
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/purbeck-local-plan-review.aspx>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Contents

This document..... 16

Schedule of proposed Main Modifications to Purbeck Local Plan (2018 to 2034)..... 18

Proposed Main Modification (MM) 1: Chapter 1, Introduction, Paragraph 3 18

 Submission draft text:..... 18

 Justification for proposed Main Modification:..... 18

 Amended text:..... 19

Proposed Main Modification (MM) 2: Chapter 1, Introduction, paragraph 7 21

 Submission draft text:..... 21

 Justification for proposed Main Modification: 21

 Amended text:..... 21

Proposed Main Modification (MM) 3: Chapter 2, Vision and Objectives, paragraphs 43 and 44. 23

 Submission draft text:..... 23

 Justification for proposed Main Modification:..... 23

 Amended text:..... 23

Proposed Main Modification (MM) 4: Chapter 2, Vision and Objectives, insert text after paragraph 44 25

 Justification for proposed Main Modification:..... 25

 Amended text:..... 25

Proposed Main Modification (MM) 5: Chapter 2, Vision and Objectives, Policy V1: Spatial strategy for sustainable communities..... 27

 Submission draft policy: 27

 Justification for proposed Main Modification: 28

 Amended policy: 29

Proposed Main Modification (MM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48 32

 Submission draft text:..... 32

 Justification for proposed Main Modification:..... 33

 Amended text:..... 33

Proposed Main Modification (MM) 7: Chapter 2, Vision and Objectives, Policy V2 36

 Submission draft policy: 36

 Justification for proposed Main Modification: 36

 Amended policy: 37

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 8: Chapter 3 Environment, paragraphs 52, 53 and 54	38
Submission draft text:.....	38
Justification for proposed Main Modification:.....	38
Amended text:.....	39
Proposed Main Modification (MM) 9: Chapter 3, Environment, Policy E1	40
Submission draft policy:	40
Justification for proposed Main Modification:.....	41
Amended policy:	41
Proposed Main Modification (MM) 10: Chapter 3, Environment, insert new paragraph between paragraphs 59 and 60	44
Submission draft text:.....	44
Justification for proposed Main Modification:.....	44
Amended text:.....	44
Proposed Main Modification (MM) 11: Chapter 3, Environment, Policy E2	46
Submission draft policy:	46
Justification for proposed Main Modification:.....	47
Amended policy:	47
Proposed Main Modification (MM) 12: Chapter 3, Environment, Policy E3	50
Submission draft policy:	50
Justification for proposed Main Modification:.....	51
Amended policy:	51
Proposed Main Modification (MM) 13: Chapter 3, Environment, Policy E5	53
Submission draft policy:	53
Justification for proposed Main Modification:.....	54
Amended policy:	54
Proposed Main Modification (MM) 14: Chapter 3, Environment, paragraph 81	57
Submission draft text:.....	57
Justification for proposed Main Modification:.....	57
Amended text:.....	57
Proposed Main Modification (MM) 15: Chapter 3, Environment, paragraph 83 (insertions and deletions)	58
Submission draft text:.....	58
Justification for proposed Main Modification:.....	58
Amended text:.....	58
Proposed Main Modification (MM) 16: Chapter 3, Environment, paragraph 85 (insertions)	60

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Submission draft text:.....	60
Justification for proposed Main Modification:.....	60
Amended text:.....	60
Proposed Main Modification (MM) 17: Chapter 3, Environment, paragraph 89	62
Submission draft text:.....	62
Justification for proposed Main Modification:.....	62
Amended text:.....	62
Proposed Main Modification (MM) 18: Chapter 3, Environment, paragraph 95	63
Submission draft text:.....	63
Justification for proposed Main Modification:.....	63
Amended text:.....	63
Proposed Main Modification (MM) 19: Chapter 3, Environment, Policy E7	65
Submission draft policy:	65
Justification for proposed Main Modification:.....	65
Amended policy:	65
Proposed Main Modification (MM) 20: Chapter 3, Environment, Policy E8	67
Submission draft policy:	67
Justification for proposed Main Modification:.....	67
Amended policy:	68
Proposed Main Modification (MM) 21: Chapter 3, Environment, Policy E9	70
Submission draft policy:	70
Justification for proposed Main Modification:.....	70
Amended policy:	71
Proposed Main Modification (MM) 22: Chapter 3, Environment, paragraph 100 (insert text)	73
Submission draft text:.....	73
Justification for proposed Main Modification:.....	73
Amended text:.....	73
Proposed Main Modification (MM) 23: Chapter 3, Environment, Policy E10	75
Submission draft policy:	75
Justification for proposed Main Modification:.....	76
Amended policy:	76
Proposed Main Modification (MM) 24: Chapter 3, Environment, Policy E12	78
Submission draft text:.....	78
Justification for proposed Main Modification:.....	78
Amended text:.....	79

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 25: Chapter 4, Housing, paragraph 110 and 111 (insertions and deletions)	81
Submission draft text:.....	81
Justification for proposed Main Modification:.....	82
Amended text:.....	82
Proposed Main Modification (MM) 26: Chapter 4, Housing, Policy H1	84
Submission draft policy:	84
Justification for proposed Main Modification:.....	84
Amended policy:	84
Proposed Main Modification (MM) 27: Chapter 4, Housing, paragraph 114	86
Submission draft text:.....	86
Justification for proposed Main Modification:.....	87
Amended text:.....	87
Proposed Main Modification (MM) 28: Chapter 4, Housing, paragraphs 116 and 118.....	89
Submission draft text:.....	89
Justification for proposed Main Modification:.....	89
Amended text:.....	90
Proposed Main Modification (MM) 29: Chapter 4, Housing, Trajectory	92
Submission draft text:.....	92
Justification for proposed Main Modification:.....	92
Amended text:.....	92
Proposed Main Modification (MM) 30: Chapter 4, Housing, Policy H2	94
Submission draft policy:	94
Justification for proposed Main Modification:.....	94
Amended policy:	94
Proposed Main Modification (MM) 31: Chapter 4, Housing, paragraph 118	98
Submission draft text:.....	98
Justification for proposed Main Modification:.....	98
Amended text:.....	98
Proposed Main Modification (MM) 32: Chapter 4, Housing, Policy H3	99
Submission draft policy:	99
Justification for proposed Main Modification:.....	100
Amended policy:	101
Proposed Main Modification (MM) 33: Chapter 4, Housing, paragraph 122	104
Submission draft text:.....	104
Justification for proposed Main Modification:.....	104

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Amended text:.....	104
Proposed Main Modification (MM) 34: Chapter 4, Housing, paragraph 125	106
Submission draft text:.....	106
Justification for proposed Main Modification:	106
Amended text:.....	106
Proposed Main Modification (MM) 35: Chapter 4, Housing, Policy H4	107
Submission draft policy:	107
Justification for proposed Main Modification:	108
Amended policy:	109
Proposed Main Modification (MM) 36: Chapter 4, Housing, paragraphs 127, 128, 129, 130 and 131	112
Submission draft text:.....	112
Justification for proposed Main Modification:	113
Amended text:.....	113
Proposed Main Modification (MM) 37: Chapter 4, Housing, changes to paragraph 133 and insert new paragraph after.....	115
Submission draft text:.....	115
Justification for proposed Main Modification:	115
Amended text:.....	115
Proposed Main Modification (MM) 38: Chapter 4, Housing, Policy H5	117
Submission draft policy:	117
Justification for proposed Main Modification:	120
Amended policy:	120
Proposed Main Modification (MM) 39: Chapter 4, Housing, paragraphs 134	125
Submission draft text:.....	125
Justification for proposed Main Modification:	125
Amended text:.....	125
Proposed Main Modification (MM) 40: Chapter 4, Housing, Policy H6	126
Submission draft policy:	126
Justification for proposed Main Modification:	126
Amended policy:	127
Proposed Main Modification (MM) 41: Chapter 4, Housing, Policy H7	129
Submission draft policy:	129
Justification for proposed Main Modification:	129
Amended policy:	130

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 42: Chapter 4, Housing, paragraphs 148 and 149 (insertions and deletions)	132
Submission draft text:.....	132
Justification for proposed Main Modification:.....	132
Amended text:.....	133
Proposed Main Modification (MM) 43: Chapter 4, Housing, Policy H8	135
Submission draft policy:	135
Justification for proposed Main Modification:.....	135
Amended policy:	136
Proposed Main Modification (MM) 44: Chapter 4, Housing, paragraph 152	138
Submission draft text:.....	138
Justification for proposed Main Modification:.....	138
Amended text:.....	138
Proposed Main Modification (MM) 45: Chapter 4, Housing, Policy H9	140
Submission draft policy:	140
Justification for proposed Main Modification:.....	141
Amended policy:	141
Proposed Main Modification (MM) 46: Chapter 4, Housing, Policy H10	143
Submission draft policy:	143
Justification for proposed Main Modification:.....	143
Amended policy:	144
Proposed Main Modification (MM) 47: Chapter 4, Housing, Policy H11	146
Submission draft policy:	146
Justification for proposed Main Modification:.....	147
Amended policy:	148
Proposed Main Modification (MM) 48: Chapter 4, Housing, title before paragraph 170 (deletion)	150
Submission draft text:.....	150
Justification for proposed Main Modification:.....	150
Amended text:.....	150
Proposed Main Modification (MM) 49: Chapter 4, Housing, alterations, insertions and deletions paragraphs 171 and 172	152
Submission draft text:.....	152
Justification for proposed Main Modification:.....	152
Amended text:.....	152
Proposed Main Modification (MM) 50: Chapter 4, Housing, paragraph 176 and 177 (deletions)	155

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Submission draft text:.....	155
Justification for proposed Main Modification:	155
Amended text:.....	155
Proposed Main Modification (MM) 51: Chapter 4, Housing, paragraph 178 (deletion) ...	157
Submission draft text:.....	157
Justification for proposed Main Modification:	157
Amended text:.....	157
Proposed Main Modification (MM) 52: Chapter 4, Housing, Policy H12	158
Submission draft policy:	158
Justification for proposed Main Modification:	159
Amended policy:	159
Proposed Main Modification (MM) 53: Chapter 4, Housing, insert paragraph after paragraph 181	161
Submission draft text:.....	161
Justification for proposed Main Modification:	161
Amended text:.....	161
Proposed Main Modification (MM) 54: Chapter 4, Housing, Policy H13	163
Submission draft policy:	163
Justification for proposed Main Modification:	164
Amended policy:	164
Proposed Main Modification (MM) 55: Chapter 4, Housing, paragraph 185	165
Submission draft text:.....	165
Justification for proposed Main Modification:	166
Amended text:.....	166
Proposed Main Modification (MM) 56: Chapter 4, Housing, insert paragraph after paragraph 187	167
Submission draft text:.....	167
Justification for proposed Main Modification:	167
Amended text:.....	167
Proposed Main Modification (MM) 57: Chapter 4, Housing, Policy H14	169
Submission draft policy:	169
Justification for proposed Main Modification:	169
Amended policy:	169
Proposed Main Modification (MM) 58: Chapter 4, Housing, paragraphs 188 and 189....	171
Submission draft text:.....	171
Justification for proposed Main Modification:	171

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Amended text:.....	171
Proposed Main Modification (MM) 59: Chapter 4, Housing, paragraphs 191 and 192....	173
Submission draft text:.....	173
Justification for proposed Main Modification:.....	173
Amended text:.....	174
Proposed Main Modification (MM) 60: Chapter 4, Housing, Policy H15	176
Submission draft policy:	176
Justification for proposed Main Modification:.....	176
Amended policy:	176
Proposed Main Modification (MM) 61: Chapter 5, Economy, Policy EE1	178
Submission draft policy:	178
Justification for proposed Main Modification:.....	179
Amended policy:	179
Proposed Main Modification (MM) 62: Chapter 5, Economy, paragraph 209	182
Submission draft text:.....	182
Justification for proposed Main Modification:.....	182
Amended text:.....	182
Proposed Main Modification (MM) 63: Chapter 5, Economy, Policy EE2	183
Submission draft policy:	183
Justification for proposed Main Modification:.....	184
Amended policy:	185
Proposed Main Modification (MM) 64: Chapter 5, Economy, paragraph 215	188
Submission draft text:.....	188
Justification for proposed Main Modification:.....	188
Amended text:.....	188
Proposed Main Modification (MM) 65: Chapter 5, Economy, Policy EE3	189
Submission draft policy:	189
Justification for proposed Main Modification:.....	190
Amended policy:	190
Proposed Main Modification (MM) 66: Chapter 5, Economy, Policy EE4	193
Submission draft policy:	193
Justification for proposed Main Modification:.....	194
Amended policy:	194
Proposed Main Modification (MM) 67: Chapter 6, Infrastructure, paragraph 227	197
Submission draft text:.....	197

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:	197
Amended text.....	197
Proposed Main Modification (MM) 68: Chapter 6, Infrastructure, paragraph 230, insertion	199
Submission draft text:.....	199
Justification for proposed Main Modification:	199
Amended text:.....	199
Proposed Main Modification (MM) 69: Chapter 6, Infrastructure, Policy I1	201
Submission draft policy:	201
Justification for proposed Main Modification:	202
Amended policy:	202
Proposed Main Modification (MM) 70: Chapter 6, Infrastructure, paragraph 245	205
Submission draft text:.....	205
Justification for proposed Main Modification:	205
Amended text:.....	205
Proposed Main Modification (MM) 71: Chapter 6, Infrastructure, Policy I2	206
Submission draft policy:	206
Justification for proposed Main Modification:	207
Amended policy:	208
Proposed Main Modification (MM) 72: Chapter 6, Infrastructure, paragraph 249	211
Submission draft text:.....	211
Justification for proposed Main Modification:	211
Amended text:.....	211
Proposed Main Modification (MM) 73: Chapter 6, Infrastructure, Policy I3	213
Submission draft policy:	213
Justification for proposed Main Modification:	213
Amended policy:	213
Proposed Main Modification (MM) 74: Chapter 6, Infrastructure, paragraph 253	215
Submission draft text:.....	215
Justification for proposed Main Modification:	215
Amended text:.....	215
Proposed Main Modification (MM) 75: Chapter 6, Infrastructure, Policy I4	216
Submission draft policy:	216
Justification for proposed Main Modification:	216
Amended policy:	217

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257	219
Submission draft text:.....	219
Justification for proposed Main Modification:.....	219
Amended text:.....	220
Proposed Main Modification (MM) 77: Chapter 6, Infrastructure, Policy I5.....	221
Submission draft policy:	221
Justification for proposed Main Modification:.....	221
Amended policy:	221
Proposed Main Modification (MM) 78: Chapter 6, Infrastructure, Policy I6.....	224
Submission draft policy:	224
Justification for proposed Main Modification:.....	224
Amended policy:	224
Proposed Main Modification (MM) 79: Chapter 6, Infrastructure, paragraph 266	225
Submission draft text:.....	225
Justification for proposed Main Modification:.....	225
Amended text:.....	225
Proposed Main Modification (MM) 80: Chapter 6, Infrastructure, paragraph 269	226
Submission draft text:.....	226
Justification for proposed Main Modification:.....	226
Amended text:.....	226
Proposed Main Modification (MM) 81: Chapter 6, Infrastructure, Policy I7.....	227
Submission draft policy:	227
Justification for proposed Main Modification:.....	228
Amended policy:	229
Proposed Main Modification (MM) 82: Chapter 7, Implementation delivery and monitoring, monitoring framework	232
Submission draft text:.....	232
Justification for proposed Main Modification:.....	240
Amended text:.....	240
Main Modification (MM) 83: Glossary, insert definitions	252
Justification for proposed Main Modification:.....	252
Amended text:.....	252
Proposed Main Modification (MM) 84: Insert Appendix 1	255
Justification for proposed Main Modification:.....	255
Amended text:.....	255

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 85: Insert Appendix 2	259
Justification for proposed Main Modification:	259
Amended text:	259

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

This document

1. To date the council published and updated (in the course of examination hearing sessions) a schedule of proposed Main Modifications (the document was given the reference SD14) relating to the examination of the Purbeck Local Plan (2018 – 2034). A number of the proposed Main Modifications listed in this document were actively discussed during the examination hearing sessions held in July, August and October 2019. Some of the proposed Main Modifications published in SD14 have been further revised to take account of discussions at hearing sessions, in response to updated appraisals/supplementary evidence, following direction from the Inspector (as outlined in the Inspector's Post Hearing Note 18th March 2020), in response to the revised Habitats Regulation Assessment/Sustainability Appraisal or other material changes in circumstance (for example The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020). Taking account of these considerations the council has prepared an updated consultation draft composite list of proposed Main Modifications as part of the next stage of the examination process.
2. The council has also prepared an updated version of the proposed adopted policies map(s) and updated versions of appraisals and supplementary evidence including:
 - Habitats Regulations Assessment (HRA);
 - Sustainability Appraisal (SA);
 - 5 Year Housing Land Supply;
 - Infrastructure Delivery Plan; and
 - Purbeck Local Plan Examination (2018-2034), Dorset Council response to The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.
3. The consultation draft composite list of proposed Main Modifications listed in the schedule to this document [MMCD 1] supersedes those presented in SD14. Each proposed Main Modification has been given an updated reference for the current consultation. As a consequence the references for proposed Main Modifications in this document no longer correspond with those in SD14.
4. For each proposed Main Modification the council has presented:
 - the policy, or supporting text, as it was drafted in the submission draft version of the Purbeck Local Plan [SD1a];
 - an explanation of why the changes are needed in order to make the local plan sound or legally compliant; and
 - a modified version of the policy, or supporting text, showing the changes from the text, as it was drafted in the submission draft version of the local plan. (Any additional text is presented in **bold** and

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

underlined and any text which the council suggests should be deleted is ~~struck through~~. Where appropriate, the proposed Main Modifications indicate where a new paragraph would be inserted).

5. The proposed Main Modifications are arranged so that they correspond with the paragraph and policy order as presented in the submission version of the local plan [SD1a]. Both the policies and supporting text are presented in boxes. The supporting text is referenced with a paragraph number taken from the submission draft Purbeck Local Plan [SD1a]. The boxes containing the submission draft and modified policies have been given the title from the submission draft local and are shaded to distinguish them from the supporting text.

Schedule of proposed Main Modifications to Purbeck Local Plan (2018 to 2034)

Proposed Main Modification (MM) 1: Chapter 1, Introduction, Paragraph 3

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective and accurate. The proposed Main Modification reflects local government re-organisation of Dorset councils in April 2019. The Purbeck Local Plan will relate to an area (defined by the former district council boundaries) within the recently formed Dorset Council administrative area.
- To ensure that the local plan is consistent with national planning policy. National planning policy (paragraph 21 National Planning Policy Framework) states that plans should clearly identify those policies which are strategic and that these should be limited to those needed to address an areas strategic priorities. The proposed Main Modification provides clarification on those policies which are strategic.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification outlines the council’s commitment to review the policies in the Purbeck Local Plan to assess whether they need updating in accordance with paragraph 33 of the National Planning Policy Framework.
- To ensure that the local plan has been positively prepared. The proposed Main Modification clarifies that the Dorset Council Local Plan provides a mechanism for ensuring that housing need above the capped figure defined in this local plan is provided as soon as possible.

Amended text:

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

(Insert after paragraph 3)

<u>Policies</u>	<u>Strategic or Non-strategic</u>
<u>V1, V2</u>	<u>Strategic</u>
<u>E1, E4, E5, E6, E7, E8, E9, E10, E12</u>	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H15</u> <u>EE1, EE2</u> <u>I1, I2, I3, I4, I5, I6</u>	
<u>E2, E3</u> <u>E11, H12, H13, H14</u> <u>EE3, EE4</u> <u>I7</u>	<u>Non-strategic</u>

Reviewing Local Plans

The National Planning Policy Framework (paragraph 33) recommends that policies in local plans are reviewed at least every 5 years and updated as necessary to take account of changing circumstances, changes in national policy and changes in local housing need. If it becomes apparent that local housing need is expected to change significantly then the relevant policies of the Purbeck Local Plan 2018-34 will be reviewed earlier than this.

Application of the plan

Following local government reorganisation on 1st April 2019, the area covered by this plan now forms part of Dorset Council. The Purbeck Local Plan 2018 when adopted by Dorset Council, will apply to the area formerly covered by Purbeck District Council. Dorset Council has started work on preparing a local plan for the new council area. A Local Development Scheme has been agreed which states that a new plan will be adopted, ahead of the standard 5 year review period, by April 2023. The preparation and adoption of the Dorset Council Local Plan provides a mechanism for ensuring that housing need above the capped figure defined in this local plan is provided as soon as possible. Thereafter local plan policies in Dorset Council will be regularly reviewed and updated as necessary in accordance with national policy.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 2: Chapter 1, Introduction, paragraph 7

Submission draft text:

- 7 The policies map shows the main policy designations, such as green belt, housing allocations, employment areas, environmental designations and assets, conservation areas and open spaces.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is needed to ensure that policies in the local plan, as a whole, are interpreted consistently. The proposed Main Modification also clarifies the interrelationship between the plan and other documents referred to in its supporting text, and their material significance when taking decisions on planning applications.

Amended text:

- 7 The policies map shows the main policy designations, such as green belt, housing allocations, employment areas, environmental designations and assets, conservation areas and open spaces. **The supporting text of a number of policies in the Purbeck Local Plan refer to other documents, these documents have been listed in an appendix to the local plan. When determining planning applications the Council will:**
- **identify relevant development plan policies from the Purbeck Local Plan, Swanage Local Plan and relevant neighbourhood plans;**
 - **interpret these policies (through an objective consideration of the language used in the policy, read in its proper context); and**
 - **exercise its judgement where required to do so by the policy.**

(insert after paragraph 7)

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 3: Chapter 2, Vision and Objectives, paragraphs 43 and 44.

Submission draft text:

- | | |
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| 43 | The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, Upton and Wareham. |
| 44 | Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck. Together with the policies for small sites (H8) employment land (EE1 and EE2) and town and local centres (EE3), these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.' |

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and justified. The proposed Main Modification elaborates on the justification for the council's spatial strategy for meeting the areas housing needs in accordance with national planning policy (paragraph 35 b) of the National Planning Policy Framework states that the council should select an appropriate strategy for meeting an areas need for development, taking account of reasonable alternatives and based on proportionate evidence).
- To ensure that the policies in the local plan are clear and unambiguous. The proposed Main Modification will ensure consistency with other policies in the local plan and proposed Main Modifications listed elsewhere in this schedule.

Amended text:

- | | |
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| 43 | The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the |
|----|--|

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

removal of some land from the green belt at Lytchett Matravers, Upton and Wareham **Morden Park. It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the other settlements, notably Wool and Moreton Station/Redbridge Pit.**

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 4: Chapter 2, Vision and Objectives, insert text after paragraph 44

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification elaborates on the justification for the council's spatial strategy for meeting the areas housing needs in accordance with national planning policy which states that spatial strategies in local plan should be justified (paragraph 35 b) of the National Planning Policy Framework).

Amended text:

(insert after paragraph 44)

PLP1 included a settlement hierarchy, which remains unchanged in the table below, apart from the elevation of Moreton Station to a 'key service village' in recognition of the quantum of residential development and supporting infrastructure proposed in this plan.

<u>Towns - The largest settlements with town centres and a range of community facilities</u>
<u>Swanage, Upton and Wareham</u>
<u>Key Service Villages - Villages with the highest level of services and population, outside the towns</u>
<u>Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Redbridge Pit / Moreton Station and Wool</u>
<u>Local Service Villages – Villages needing some growth to sustain vital rural services, such as the village school</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<p><u>Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh</u></p>	
<p><u>Other Villages – Small villages with a limited range of facilities. Settlements with a boundary are judged to more influential as a ‘local hub’</u></p>	
<p><u>With a Settlement Boundary: Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Studland, Ridge and Worth Matravers</u></p> <p><u>Without a Settlement Boundary: Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret</u></p>	

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 5: Chapter 2, Vision and Objectives, Policy V1: Spatial strategy for sustainable communities

Submission draft policy:

Policy V1: Spatial strategy for sustainable communities

1. To deliver the Council's vision for Purbeck, the Purbeck Local Plan allocates sites for housing as follows:

a. Allocated sites:

- Moreton Station / Redbridge Pit – 490 new homes
- Wool – 470 new homes
- Lytchett Matravers – 150 new homes
- Upton – 90 new homes.

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

b. Neighbourhood plan sites at:

- Wareham – 300 new homes including windfall

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- Bere Regis – 105 new homes.
- 2. Purbeck's ageing population will be catered for by the provision of two 65 bed care homes - one at Wool and one at Moreton.
- 3. Employment development will be directed to the strategic employment sites at Dorset Innovation Park and Holton Heath and other identified employment sites (as set out in policy EE1).
- 4. Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H8, EE1 and I5 and neighbourhood plans, which deliver the proposed use or mix of uses identified for each site. Development proposals should seek to deliver the indicative number of new homes, other non-residential floorspace and social infrastructure set out for each site.

Justification for proposed Main Modification:

- To ensure that the local plan is clear and unambiguous. The proposed Main Modification clarifies that Swanage Local Plan allocations, small sites and windfall development form a part of the Council's spatial development strategy for meeting the areas housing needs.
- To ensure that the local plan is consistent with national policy and clear and unambiguous. The proposed Main Modification clarifies the requirements in respect to meeting the housing needs of older people and disabled people. Paragraph 61 of the National Planning Policy Framework states that councils should assess and satisfy the needs for different sizes, types and tenures of homes through planning policies in local plans.
- To ensure that the local plan is justified. The proposed Main Modification reflects updated evidence on sources of housing land supply in Wareham (as referenced in the emerging Wareham Neighbourhood Plan).
- To ensure that the local plan is clear and unambiguous. The proposed Main Modification clarifies that Policy H8 is a criteria based policy that does not allocate any actual sites.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects direction in Chapter 11 of the National Planning Policy Framework, which states that planning policies should promote the effective use of land in meeting the need for homes, including the efficient use of land through appropriate densities (paragraph 122).
- To ensure that the local plan is clear and unambiguous. The proposed Main Modification will ensure consistency with other policies in the local plan and proposed Main Modifications listed elsewhere in this schedule.

Amended policy:

Policy V1: Spatial strategy for sustainable communities

1. To deliver the Council's vision for Purbeck, the Purbeck Local Plan makes provision for new ~~allocates sites for~~ housing as follows:

a. Allocated sites:

- Moreton Station / Redbridge Pit – **around** 490 new homes
- Wool – **around** 470 new homes
- Lytchett Matravers – **around** 150 new homes
- Upton – **around** 90 new homes.

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

b. **Swanage Local Plan site:**

- **around 40 homes.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

b.c. Neighbourhood plan sites at:

- Wareham – ~~300~~ **around 207** new homes including windfall
- Bere Regis – **around** 105 new homes.

d. Policy compliant sites including those which would be permitted under the new small sites policy.

2. Purbeck's ageing population will be catered for by the provision of **around 65 units of extra care facilities** ~~two 65 bed care homes one at both Wool and One at Moreton~~ **Station / Redbridge Pit.**
3. Employment development will be directed to the strategic employment sites at Dorset Innovation Park and Holton Heath and other identified employment sites (as set out in policy EE1).
4. Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H8**7**, EE1 and I5 and neighbourhood plans, which deliver the proposed use or mix of uses identified for each site. Development proposals should seek to deliver the indicative number of new homes, other non-residential floorspace and social infrastructure set out for each site.
5. **High quality small scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported where:**
 - **the scale of development is proportionate to the size and character of the existing settlement;**
 - **development does not harm the character and value of any landscape or settlement either individually or cumulatively through the size, appearance and layout of proposed homes;**
 - **development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- development would not have an adverse effect on the integrity of European sites.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48

Submission draft text:

- 45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham to support its strategic policy of spreading housing development across the District.
- 46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around two of the District's towns and one of its larger villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land.
- 47 The Council has considered alternative strategies for delivering homes and is satisfied that the proposals to remove land from green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:
- removing land around Lytchett Matravers, Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
 - the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
 - there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across the District will better meet housing needs (than focussing all development in the least constrained west of the District) and provide a resilient

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

housing land supply;

- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some remaining green belt by developing SANGs, which will compensate for removing land from the green belt elsewhere; and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers, Upton and Wareham will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is required to ensure that the supporting text is consistent with the spatial strategy relating to the delivery of homes and a holiday park at Morden.
- To ensure that the local plan is justified. The proposed Main Modification summarises the exceptional circumstances for changes to Green Belt boundaries at Morden and the justification for considering release of land from the Green Belt here.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- 45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham **Morden Park** to support its strategic policy of spreading housing development across the District **and to enable delivery of a Suitable Alternative Natural Green Space (SANG) at Morden Park.**
- 46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around ~~two~~ **one** of the District's **Purbeck's** towns and one of its larger **key service** villages, where there is a strong demand for housing. **Releasing land at Morden Park for a holiday park will facilitate delivery of a strategic SANG.** ~~Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham~~ **Morden Park** will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land **from the Green Belt.**
- 47 The Council has considered alternative strategies for delivering homes and **strategic SANGs in the north of Purbeck.** It is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across the District **and facilitates delivery of SANG**) are justified and there are exceptional circumstances because:
- removing land around Lytchett Matravers **and** Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
 - the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
 - there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across the District will better meet housing needs (**rather** than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some remaining green belt by developing SANGs **at Lytchett Matravers and Morden Park**, which will compensate for removing land from the green belt elsewhere;
- **releasing land from the green belt at Morden Park will act as enabling development for delivery of a strategic SANG, which will in turn mitigate the effects of new homes on protected heathland in the north of Purbeck;** and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers **and** Upton ~~and Wareham~~ will be altered to remove land from the green belt and enlarge existing settlements. **Green belt boundaries at Morden Park will be altered to remove land for a holiday park.** These changes are shown on the relevant policies maps.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 7: Chapter 2, Vision and Objectives, Policy V2

Submission draft policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and Wareham to support sustainable development. The impact of removing land from the green belt should be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers and at Wareham.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification outlines requirements for delivery of SANGs (to act as compensatory improvements for release of land from the Green Belt).
- To ensure that the local plan is effective and consistent. The proposed Main Modification limits unnecessary duplication between national and local planning policy (the deleted section in second part of the local plan policy is in practice a duplicate of national planning policy relating to the Green Belt at paragraph 134 of the National Planning Policy Framework) and ensures that the local plan is consistent with national planning policy.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective. The proposed Main Modification ensures that the first part of the policy is clearly written and unambiguous.

Amended policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and ~~Wareham~~ **Morden Park** to support sustainable development. The impact of removing land from the green belt ~~should~~ **must** be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers ~~and at Wareham~~. **The development of a holiday park at Morden Park as identified on the policies map will only be permitted as enabling development for a strategic SANG.**

The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.

~~The Council will protect the green belt, as designated on the policies map, to:~~

- ~~a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;~~
- ~~b. safeguard the countryside from encroachment;~~
- ~~c. preserve the setting and special character of Wareham;~~
- ~~d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 8: Chapter 3 Environment, paragraphs 52, 53 and 54

Submission draft text:

52	A significant proportion of Purbeck's landscapes are also nationally and internationally recognised for their natural beauty and geological interest. The coastline running between Studland Bay (in the east) and White Nothe (in the west) is designated as part of a World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.
53	Around 60% of the District (covering approximately 24,250ha) is designated as part of the Dorset Area of Outstanding Natural Beauty (AONB). Most of Purbeck's coastline is also defined as part of a heritage coast. The Dorset AONB Management Plan (2014-2019) provides a strategic framework for its management and the Dorset AONB Landscape Character Assessment (2008) describes the landscape's character with reference to a number of landscape types and character areas.
54	The Council is obliged to give great weight to conserving and enhancing the natural beauty, and outstanding value, of these designated landscapes. The National Planning Policy Framework (NPPF) also provides guidance for determining whether there are exceptional circumstances, and public interest, in permitting major development in AONBs (paragraph 172 of the NPPF).

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is necessary to ensure that the local plan is consistent with national planning policy and guidance around conserving and enhancing the historic environment (paragraph 184 of the National Planning Policy Framework). The council has sought to delete reference to World Heritage Sites (which national planning policy treats as designated heritage assets) in the supporting text relating to Policy E1: Landscape.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Amended text:

- 52 ~~A significant proportion of Purbeck's landscapes are also nationally and internationally recognised for their natural beauty and geological interest. The coastline running between Studland Bay (in the east) and White Nothe (in the west) is designated as part of a World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.~~
- 53 Around 60% of the District (covering approximately 24,250ha) is designated as part of the Dorset Area of Outstanding Natural Beauty (AONB). Most of Purbeck's coastline is also defined as part of a heritage coast. **The defined heritage coast overlaps with the land designated as part of the Dorset AONB.** The Dorset AONB Management Plan (2014-2019) provides a strategic framework for its management and the Dorset AONB Landscape Character Assessment (2008) describes the landscape's character with reference to a number of landscape types and character areas. **Neither document forms part of the development plan, but both may contain information which is relevant, and a material consideration, when assessing planning applications.**
- 54 The Council is obliged to give great weight to conserving and enhancing the natural beauty, and outstanding value, of these designated landscapes. The National Planning Policy Framework (NPPF) also provides guidance for determining whether there are exceptional circumstances, and public interest, in permitting major development in AONBs (paragraph 172 of the NPPF).

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 9: Chapter 3, Environment, Policy E1

Submission draft policy:

Policy E1: Landscape

Development, other than major development (where the NPPF provides guidance), will be permitted in the Area of Outstanding Natural Beauty (AONB) provided the proposals would conserve or enhance the natural beauty of the area and are appropriate in terms of:

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

The Council will also take account of the cumulative, and indirect, effects of development along with measures to avoid, reduce or compensate for any harmful impacts on the natural beauty of the AONB.

The Jurassic Coastline World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'outstanding universal value' of the coastline will be preserved.

Non-designated landscapes

The design of development should take account of:

- d. landform;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Poorly designed development which harms landscape character and fails to take the opportunities to improve landscape character shall be refused.

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is necessary to ensure that Policy E1 is consistent with national planning policy and guidance (paragraph 172 of the National Planning Policy Framework), in particular the material weight which should be attached to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty when taking decisions on planning applications.
- To ensure that the local plan is effective. The proposed Main Modification provides further direction for decision makers around assessing the impacts of development on visual character and quality of landscapes.
- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is necessary to ensure that the local plan is consistent with national planning policy and guidance around conserving and enhancing the historic environment (paragraph 184 of the National Planning Policy Framework). The council has sought to delete reference to World Heritage Sites (which national planning policy treats as designated heritage assets) in Policy E1: Landscape.

Amended policy:

Policy E1: Landscape

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

Non-designated landscapes

The design of development should take account of:

- d. landform;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 10: Chapter 3, Environment, insert new paragraph between paragraphs 59 and 60

Submission draft text:

- | | |
|----|---|
| 59 | Historic England prepares a Heritage at Risk Register, which currently (2018) includes 53 entries within the District. These entries relate to buildings (3 entries), Swanage and Lytchett Minster Conservation Areas (2 entries), and archaeological remains (48 entries which are primarily scheduled monuments). The Council will encourage these assets to be rescued by taking opportunities to work with public, private and community partners to support this aim. The Council also supports the on-going conservation of the historic environment through the review of existing conservation areas. |
| 60 | Purbeck's historic environment contributes to the depth of character which gives Purbeck its unique sense of place. Heritage assets and their settings are irreplaceable. When considering applications, including planning applications and heritage related consents under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will always begin its assessment from a presumption that the heritage asset should be conserved, while looking for opportunities to enhance a heritage asset's significance. |

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is necessary to ensure that the local plan is consistent with national planning policy and guidance (paragraph 184 of the National Planning Policy Framework). The council proposes to insert reference to World Heritage Sites in the supporting text relating to Policy E2, as national planning policy states that these sites should be treated as designated heritage assets.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

(insert after paragraph 59)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 11: Chapter 3, Environment, Policy E2

Submission draft policy:

Policy E2: Historic environment

Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications. Designated heritage assets include: listed buildings, conservation areas, historic parks and gardens; and scheduled monuments.

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- g. the viability of the heritage asset's current and proposed uses and the effects of securing an appropriate and viable use on the heritage asset's significance.

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is necessary to ensure that the local plan is consistent with national planning policy and guidance. (Paragraph 184 of the National Planning Policy Framework). The council proposes to insert reference to World Heritage Sites into Policy E2, as national planning policy states that these sites should be treated as designated heritage assets.

Amended policy:

Policy E2: Historic environment

Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications. Designated heritage assets include: listed

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

buildings, conservation areas, historic parks and gardens, and scheduled monuments and Jurassic Coast World Heritage Sites.

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

East Devon and Dorset World Heritage Site

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

Proposed Main Modification (MM) 12: Chapter 3, Environment, Policy E3

Submission draft policy:

Policy E3: Renewable energy

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

g. development can be safely accessed (both during construction and whilst operating).

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and consistent with national planning policy. The proposed Main Modification is necessary to ensure that the terms of the policy are consistent with The Conservation of Habitats and Species Regulations 2017 and national planning policy (paragraphs 174 to 177 of the National Planning Policy Framework).

Amended policy:

Policy E3: Renewable energy

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

- a. the technology is suitable for the location and the scale, siting, layout, design and colour of development would not cause significant harm to landscape character or visual amenity;
- b. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;
- c. development would not cause significant harm to the amenity of existing neighbours because of its scale, position, noise, vibration, overshadowing, flicker (associated with wind turbines), or other emissions;
- d. ~~development would not have an adverse ecological impact on the integrity of protected sites unless there is no alternative solution and there are imperative reasons of overriding public interest;~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

e.d. development would not harm the significance and setting of heritage assets;

f.e. details of suitable mitigation measures and a site restoration plan are submitted as part of a planning application; and

g.f. development can be safely accessed (both during construction and whilst operating).

Proposed Main Modification (MM) 13: Chapter 3, Environment, Policy E5

Submission draft policy:

Policy E5: Sustainable drainage systems (SuDs)

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

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

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

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

There must be no surface water connections to foul sewer systems. Applicants must consider

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

approaches to discharge surface water through SuDs in the following order of preference:

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

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects the National Planning Policy Framework (paragraph 175 d)), which encourages applicants to take opportunities to enhance biodiversity in and around developments through suitable design, especially in those cases where this can secure measurable net gains for biodiversity.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy E5: Sustainable drainage systems (SuDs)

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

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

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

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

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

- i. into the ground;
- ii. to a surface water body;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 14: Chapter 3, Environment, paragraph 81

Submission draft text:

81 In Purbeck, Sites of Scientific Special Interest (SSSI), the Dorset Heaths Special Protection Area (SPA), Dorset heaths Special Area of Conservation (SAC), Dorset Heathlands Ramsar site, Poole Harbour Ramsar site, and Poole Harbour SPA are key sites afforded statutory protection through national and European law. A number of additional designations next to, or potentially affected by, development in Purbeck are of relevance when considering direct and in-combination effects of development in the District.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant, consistent with national planning policy and effective. The proposed Main Modification ensures that supporting text provides full details of protected sites within the plan area (in accordance with paragraph 174 a) of the National Planning Policy Framework).
- To ensure that the local plan is clear and unambiguous. The proposed Main Modification provides clarification on habitat sites within the plan area.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 15: Chapter 3, Environment, paragraph 83 (insertions and deletions)

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy, legally compliant and effective. The proposed Main Modification provides full details of protected sites (in accordance with paragraph 174 a) of the National Planning Policy Framework) within the plan area, and, in accordance with the legal requirements of the Conservation of Habitats and Species Regulations 2017, screening for likely significant effects undertaken through the council's Habitats Regulation Assessment.
- To ensure that the local plan is clear and unambiguous. The proposed Main Modification provides clarification on habitat sites within the plan area.

Amended text:

(insert before paragraph 83)

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 16: Chapter 3, Environment, paragraph 85 (insertions)

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification provides full details of protected sites within the plan area.
- To ensure that the local plan is legally compliant and effective. The proposed Main Modification is needed to provide clarification, and context, on the strategy for mitigating the effects of residential development on Dorset heaths.
- To ensure that the local plan is legally compliant. The proposed Main Modification defines the council's commitment to develop an interim strategy and deliver mitigation to avoid adverse impacts (as summarised in the revised Habitats Regulations Assessment) arising from vehicle emissions on Dorset heaths.

Amended text:

85 The principle of the heathland buffer areas and a detailed strategy for mitigation are set out more fully within the Dorset Heathland Planning Framework SPD. The approach to mitigation

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

falls into two main areas - managing and encouraging appropriate behaviour when visiting heathland sites and providing alternatives areas of green space for recreation. Suitable Alternative Natural Greenspace (SANG) provide new areas of public open space that are convenient and dog friendly providing an alternative to heathland. The overarching aim of the provision of SANGs is to divert visitor pressure to ensure that there is no net increase in recreation pressure on internationally protected heathland.

(insert after paragraph 85)

The Dorset Heathlands Planning Framework 2020-2025 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects and how these and strategic access management and monitoring will be secured. Other development proposals will be considered on a site by site basis and be appropriately assessed in line with national legislation and the Habitats Regulations Assessment. The proposals may need to provide bespoke mitigation.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 17: Chapter 3, Environment, paragraph 89

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is needed to ensure that supporting text reflects adoption of the Poole Harbour Recreation 2019 – 2024 supplementary planning document by the council on the 1st April 2020.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 18: Chapter 3, Environment, paragraph 95

Submission draft text:

	Corfe Castle Site of Special Scientific Interest (SSSI)
95	Natural England will be consulted on additional residential development proposals within the Corfe Common SSSI 400 metre buffer to assess any potential impact upon the wetland habitat of the southern damselfly, a protected species.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification clarifies the difference in approach between Corfe Common and other protected heathlands designated as Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI).
- To ensure that the local plan is effective and legally compliant. The proposed Main Modification outlines the need to screen for likely effects from any new development around Corfe Common, and the requirement for any adverse effects on the integrity of the habitat site to be avoided.

Amended text:

	Corfe Castle Common <u>Special Area of Conservation (SAC), Ramsar and</u> Site of Special Scientific Interest (SSSI)
95	Natural England will be consulted on additional residential development proposals within the Corfe Common SSSI 400 metre buffer to assess any potential impact upon the wetland habitat of the southern damselfly, a protected species. <u>Corfe Common is a designated SAC, listed Ramsar site and SSSI, but not a SPA. Its protected wetland and grassland habitats are home to the southern damselfly and the 400m heathland consultation area does not</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

automatically exclude residential development as indicated in Policy E8(a) for all other heathlands. All development within a 400m consultation area will be considered on a case by case basis by Natural England. Residential applications may be acceptable if the likely significant effects on Corfe Common can be mitigated. Development within 5km of Corfe Common are subject to the same mitigation requirement for impacts on heathlands in general.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 19: Chapter 3, Environment, Policy E7

Submission draft policy:

Policy E7: Conservation of protected sites

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

The Council will determine applications adversely affecting these sites in accordance with the recommendation of the relevant assessments under the Habitats Regulations and Supplementary Planning Documents as appropriate.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012).

Amended policy:

Policy E7: Conservation of protected sites

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

sites.

The Council will determine applications adversely affecting these sites in accordance with the recommendation of the relevant assessments under the Habitats Regulations and ~~Supplementary Planning Documents as appropriate~~ **and policies E8 and E9, or appropriate to the adverse effects identified.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 20: Chapter 3, Environment, Policy E8

Submission draft policy:

Policy E8: Dorset heathlands

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

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is legally compliant and is effective. The proposed Main Modification outlines the need to screen for likely effects from any new development around Dorset heathlands and Corfe Common, and the requirement for any adverse effects on the integrity of the habitat site to be avoided.
- To ensure that the local plan is legally compliant and is effective. The proposed Main Modification provides site specific clarification when assessing planning applications within a 400 metre area of Corfe Common Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI).

Amended policy:

Policy E8: Dorset heathlands

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

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

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

The impacts of other non-residential development proposals protected heathlands will be considered on a site by site basis and be appropriately assessed in line with national legislation and the Habitats

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Regulations Assessment. The proposals may need to provide bespoke mitigation.

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

Policy I1 identifies how the mitigation will be secured.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 21: Chapter 3, Environment, Policy E9

Submission draft policy:

Policy E9: Poole Harbour

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

Nitrogen neutrality

Development proposals for any net increase in homes, tourist accommodation or a tourist attraction, will provide mitigation in accordance with the advice set out in The Nitrogen Reduction in Poole Harbour SPD, if the sewerage drains into the Poole Harbour catchment.

Recreational effects

The Council is working with the Borough of Poole to develop a Recreation in Poole Harbour SPD. Development proposals for any net increase in homes, tourist accommodation or a tourist attraction around the edges of the harbour (as defined in the SPD) will need to avoid or mitigate adverse impacts arising from recreational activity on Poole Harbour.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- For clarity and to ensure the local plan is legally compliant and effective. The proposed Main Modification clarifies the requirement to screen for likely effects from any new development within the drainage catchment for, and in a recreational zone around, Poole Harbour. The proposed Main Modification also includes a requirement for any adverse effects on the integrity of the habitat site to be avoided in accordance with The Conservation of Habitats and Species Regulations 2017.

Amended policy:

Policy E9: Poole Harbour

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

Nitrogen neutrality

Development proposals for any net increase in **residential development** homes, tourist accommodation or a tourist attraction, **where the sewage drains into the Poole Harbour catchment** will provide **avoidance/mitigation measures to ensure the development is neutral for nitrogen and does not have an adverse effect on the integrity of the site** in accordance with the advice set out in The Nitrogen Reduction in Poole Harbour SPD, if the sewerage drains into the Poole Harbour catchment.

Recreational effects

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

The impacts of other development proposals on Poole Harbour will be considered on a site by site basis and be appropriately assessed in line with national legislation and the Habitats Regulations Assessment. The proposals may need to provide bespoke mitigation.

Policy I1 identifies how the mitigation will be secured.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 22: Chapter 3, Environment, paragraph 100 (insert text)

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is clear and unambiguous. The proposed Main Modification provides clarity and context for Policy E10.
- To ensure that the local plan is effective. The proposed Main Modification clarifies the councils approach, and processes, for assessing the effects of development on biodiversity.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

(insert after paragraph 100)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 23: Chapter 3, Environment, Policy E10

Submission draft policy:

Policy E10: Biodiversity and geodiversity

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

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

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

Biodiversity appraisal

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:

- To ensure consistency with national planning policy. The proposed Main Modification is needed to ensure consistency between the draft policy and paragraph 175 c) of the National Planning Policy Framework.
- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012).

Amended policy:

Policy E10: Biodiversity and geodiversity

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Biodiversity appraisal

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 24: Chapter 3, Environment, Policy E12

Submission draft text:

Policy E12: Design

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

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

Justification for proposed Main Modification:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective and consistent with national planning policy. The proposed Main Modification clarifies the relationship between the council's strategic design policy in the local plan and non-strategic design policies in neighbourhood plans (in accordance with paragraph 21 of the National Planning Policy Framework).

Amended text:

Policy E12: Design

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Locally distinctive design

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 25: Chapter 4, Housing, paragraph 110 and 111 (insertions and deletions)

Submission draft text:

110 The 2018 SHMA update indicates a local housing need of 168 homes per year. For the period covered by this Purbeck Local Plan from 2018 to 2034 this equates to the need to provide 2,688 homes across the District. The ratio between median house prices and workplace earnings in Purbeck in 2017 stood at 11.1. To take into account this overall challenge to affordability in Purbeck, in accordance with the government's standard methodology, the local housing need assessment incorporates a 42% uplift to take into consideration the need for affordable housing. Having thoroughly reviewed future opportunities for investment or economic growth in Purbeck, the Council is satisfied that no other special circumstances exist to justify identification of a higher local housing need.

111 As highlighted throughout this Purbeck Local Plan, there are a number of significant constraints upon development across the District. Significant areas are protected through environmental and landscape designations or fall within the South East Dorset Green Belt. As part of the plan preparation and site selection process, the Council has considered whether the District has the capacity to meet its assessed local housing need figure in full. A key conclusion from this process was the identification of a requirement to release land previously in the green belt to the east of the District. Prior to reaching this conclusion, the Council assessed all its reasonable options and engaged in discussions with its neighbours, to establish what capacity they might have to provide additional homes that would remove the need for release of green belt in Purbeck. Discussions established that these local authorities were also facing challenges in accommodating their own identified housing needs given the environmental constraints and green belt designations in their areas. Consequently, none of Purbeck's neighbouring councils have offered to meet some of Purbeck's identified housing need.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:

- To ensure consistency with national policy, and guidance. The proposed Main Modification is needed to ensure consistency with the method for calculating the local housing need.
- To ensure that the local plan is justified and positively prepared. The proposed Main Modification reflects updated evidence relating to housing land supply, and the requirement to review capped assessment of housing need.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency with, other proposed Main Modifications listed in this schedule.

Amended text:

110 ~~The 2018 SHMA update indicates a local housing need of 168 homes per year.~~ **Using the standard methodology for calculating local housing need, and after applying the necessary cap, the Council has calculated an annual need for 180 new homes per year.** For the period covered by this Purbeck Local Plan from 2018 to 2034 this equates to the need to provide 2,688 ~~2,880~~ homes across the District. ~~The ratio between median house prices and workplace earnings in Purbeck in 2017 stood at 11.1. To take into account this overall challenge to affordability in Purbeck, in accordance with the government's standard methodology, the local housing need assessment incorporates a 42% uplift to take into consideration the need for affordable housing.~~ The Council has thoroughly reviewed future opportunities for investment or economic growth in Purbeck and is satisfied that no circumstances exist to justify identification of a higher local housing need than that indicated by the application of the standard methodology. **The Council is committed to reviewing and considering an update, to the strategic policies in this local plan as part of the preparations of the Dorset Council Local Plan in order to ensure that any housing need above the capped level is planned for as soon as possible.**

111 As highlighted throughout this Purbeck Local Plan, there are a number of significant constraints upon development across the District. Significant areas are protected through environmental and landscape designations or fall within the South East Dorset Green Belt. As

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

part of the plan preparation and site selection process, the Council has considered whether the District has the capacity to meet its assessed local housing need figure in full. A key conclusion from this process was the identification of a requirement to release land previously in the green belt to the east of the District. Prior to reaching this conclusion, the Council assessed all its reasonable options and engaged in discussions with its neighbours, to establish what capacity they might have to provide additional homes that would remove the need for release of green belt in Purbeck. Discussions established that these local authorities were also facing challenges in accommodating their own identified housing needs given the environmental constraints and green belt designations in their areas. Consequently, none of Purbeck's neighbouring councils have offered to meet some of Purbeck's identified housing need.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 26: Chapter 4, Housing, Policy H1

Submission draft policy:

Policy H1: Local housing requirement

Over the plan period of 2018 to 2034, at least 2,688 homes will be required to enable the District to meet its identified housing need, equivalent to 168 homes per year. In line with national planning policy and guidance, the local housing requirement will be reviewed at least every five years and housing delivery will be monitored annually in line with national planning policy and guidance.

Across Purbeck, six neighbourhood plan areas have been designated. The Council will work with each of the existing, and any emerging or future, neighbourhood plan groups to determine the housing requirement for the designated area.

Justification for proposed Main Modification:

- To ensure the local plan is consistent with national policy and guidance. The proposed Main Modification is needed to ensure that the assessment of local housing need in the council's plan is consistent with the method for calculating local housing need in national policy and guidance.
- To ensure that the local plan is positively prepared and justified. The proposed Main Modification reflects updated evidence relating to housing land supply.
- To ensure that the local plan is clear and unambiguous. The proposed Main Modification is needed to reflect, and ensure consistency with, other proposed Main Modifications listed in this schedule.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H1: Local housing requirement

Over the plan period of 2018 to 2034, at least ~~2,688~~ **2,880** homes will be required to enable the District to meet its identified local housing need, equivalent to ~~468~~ **180** homes per year. In line with national planning policy and guidance, the local housing need figure will be reviewed ~~at least every five years~~ **as part of preparation of the Dorset Council Local Plan to ensure that any need above the capped level is planned for as soon as possible.** Housing delivery will be monitored annually in line with national planning policy and guidance.

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

<u>Designated Neighbourhood Areas</u>	<u>Housing requirement for neighbourhood area</u>
<u>Arne</u>	<u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy.</u>
<u>Bere Regis</u>	<u>Allocated housing sites in made neighbourhood plan 105 new homes.</u>
<u>Lytchett Matravers</u>	<u>Made neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy</u>
<u>Wareham</u>	<u>Identified housing sites in emerging neighbourhood plan for 2037 27 new homes.</u>
<u>West Lulworth</u>	<u>Currently no intention to prepare neighbourhood plan, no specific housing requirement in accordance with the Council’s housing strategy.</u>
<u>Wool</u>	<u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy.</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 27: Chapter 4, Housing, paragraph 114

Submission draft text:

- 114 Purbeck’s housing need is calculated using the standard methodology introduced in the NPPF from July 2018 which requires 168 homes per year to be built in Purbeck. Over the plan period of 16 years, this results in a total requirement of 2,688 homes. As the Purbeck Local Plan replaces the adopted PLP1, any other housing allocations from PLP1, not included in current or new plans, will not contribute towards meeting the housing requirement of 2,688 homes. The plans that will set out where the 2,688 homes will be delivered are the Purbeck Local Plan, the Swanage Local Plan, and any neighbourhood plans with housing allocations. The allocations needed to meet Purbeck’s housing needs are split between:
- Swanage Local Plan – this plan was adopted in 2017 and runs until 2027. It plans for 200 homes in settlement extensions. Of these, 150 can be included towards meeting Purbeck’s housing need, as 50 were allocated for 2017-18 delivery (before the period when the Purbeck Local Plan comes into effect).
 - Bere Regis Neighbourhood Plan – referendum and adoption is expected in 2019 allocating 105 homes.
 - Wareham Neighbourhood Plan – referendum and adoption is expected in 2019 and it is planning to deliver 300 homes.
 - This Purbeck Local Plan – plans for the remainder of the housing need. The table in Policy H2 sets out the total spread of where Purbeck’s housing requirement of 2,688 homes will be met.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and guidance. The proposed Main Modification is needed to ensure local plan policies reflect the 'standard method' for calculating housing need.
- To ensure that the local plan is justified. The proposed Main Modification reflects updated evidence relating to housing land supply.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency with, other proposed Main Modifications listed in this schedule.

Amended text:

- 114 Purbeck's housing need is calculated using the standard methodology introduced in the NPPF from July 2018 which requires ~~16880~~ homes per year to be built in Purbeck. Over the plan period of 16 years, this results in a total requirement of ~~2,688880~~ homes. As the Purbeck Local Plan replaces the adopted PLP1, any other housing allocations from PLP1, not included in current or new plans, will not contribute towards meeting the housing requirement of ~~2,688880~~ homes. The plans that will set out where the ~~2,688880~~ homes will be delivered are the Purbeck Local Plan, the Swanage Local Plan, and any neighbourhood plans with housing allocations. The allocations needed to meet Purbeck's housing needs are split between:
- Swanage Local Plan – this plan was adopted in 2017 and runs until 2027. It plans for 200 homes in settlement extensions. Of these, ~~150~~ **40** can be included towards meeting Purbeck's housing need; ~~as 50 were allocated for 2017-18 delivery (before the period when the Purbeck Local Plan comes into effect).~~
 - Bere Regis Neighbourhood Plan – ~~referendum and adoption is expected in 2019~~ **adoption 25 June 2019** allocating 105 homes.
 - Wareham Neighbourhood Plan – referendum and adoption is expected in ~~2019~~ **2021** and it is planning to deliver ~~300~~ **205** homes **on 6 sites plus 100 homes as a result of predicted windfall**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

development. However this plan and its 5YHLS report makes provision for 207 homes at Wareham which is slightly different to that noted in the Wareham Neighbourhood Plan. This is because the windfall for Wareham is incorporated into the windfall for the whole Purbeck area and because 207 homes are expected to be delivered when taking into account the Health hub proposal and adjustments necessary to take account of the care provision.

- This Purbeck Local Plan – plans for the remainder of the housing need. The table in Policy H2 sets out the total spread of where Purbeck’s housing requirement of 2,688~~88~~**880** homes will be met.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 28: Chapter 4, Housing, paragraphs 116 and 118

Submission draft text:

- 116 The Council's approach to identifying suitable sites for new homes includes the identification of two housing site allocations with 470 houses at Wool and up to 490 houses at Moreton Station/Redbridge Pit. The approach established by the Council has also established that exceptional circumstances exist for amendment to the green belt boundaries at Upton and at Lytchett Matravers to release land for residential development. These amendments will allow approximately 240 homes to be built at extensions to these settlements (90 houses at Upton and 150 houses at Lytchett Matravers), which will contribute towards providing a balanced spread of housing development across the District. In addition, revisions will be made to the green belt boundary, contributing towards the provision of a minimum of 300 additional homes across the Wareham Neighbourhood Planning Area, and thereby enabling important, sustainable growth in this area of Purbeck. At least 100 homes will be delivered in Bere Regis through the Neighbourhood Plan.
- 117 The Housing Trajectory demonstrates how housing will be delivered throughout the plan period. The housing requirement for Purbeck will therefore be delivered through a combination of specific allocated sites in the Purbeck Local Plan and additional plans as well as windfall in existing settlements and small sites next to existing settlements. The windfall allowance shown in the trajectory includes Swanage, Wareham and Bere Regis, in addition to the allocated sites allowance in their respective plans. For Wareham 300 homes will be provided, including site allocations and windfall. The Council needs to ensure that sufficient sites are identified to support the level of growth set out in the plan, together with evidence of windfall allowance, across the timeframe for likely delivery. The housing trajectory below demonstrates how housing will be delivered throughout the plan period from 2018 to 2034.

Justification for proposed Main Modification:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is consistent with national planning policy and guidance. The proposed Main Modification reflects the 'standard method' for calculating housing need.
- To ensure that the local plan is justified. The proposed Main Modification reflects updated evidence relating to housing land supply.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency with, other proposed Main Modifications listed in this schedule.
- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects the National Planning Policy Framework which encourages councils to make effective use of land in meeting the need for homes, including efficient use of land through appropriate densities (paragraph 122).
- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects paragraph 68 of the National Planning Policy Framework which includes a requirement to accommodate at least 10% of housing requirements on sites no larger than one hectare.

Amended text:

116 The Council's approach to identifying suitable sites for new homes includes the identification of ~~two~~ housing site allocations at Wool (with **around** 470 houses) ~~at Wool and up to 490 houses~~ at Moreton Station/Redbridge Pit (**around 490 houses**). The approach established by the Council has also established that exceptional circumstances exist for amendment to the green belt boundaries at Upton and at Lytchett Matravers to release land for residential development. These amendments will allow approximately 240 homes to be built at extensions to these settlements (90 houses at Upton and 150 houses at Lytchett Matravers), which will contribute towards providing a balanced spread of housing development across the District. In addition, ~~revisions will be made to the green belt boundary, contributing towards the provision of a minimum of 300~~ **around 207** additional homes **will be delivered** across the Wareham Neighbourhood Planning Area, and thereby enabling important, sustainable growth in this area of Purbeck. ~~At least~~ **Around** 1005 homes will be delivered in Bere Regis through the Neighbourhood Plan.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

(Insert after paragraph 116)

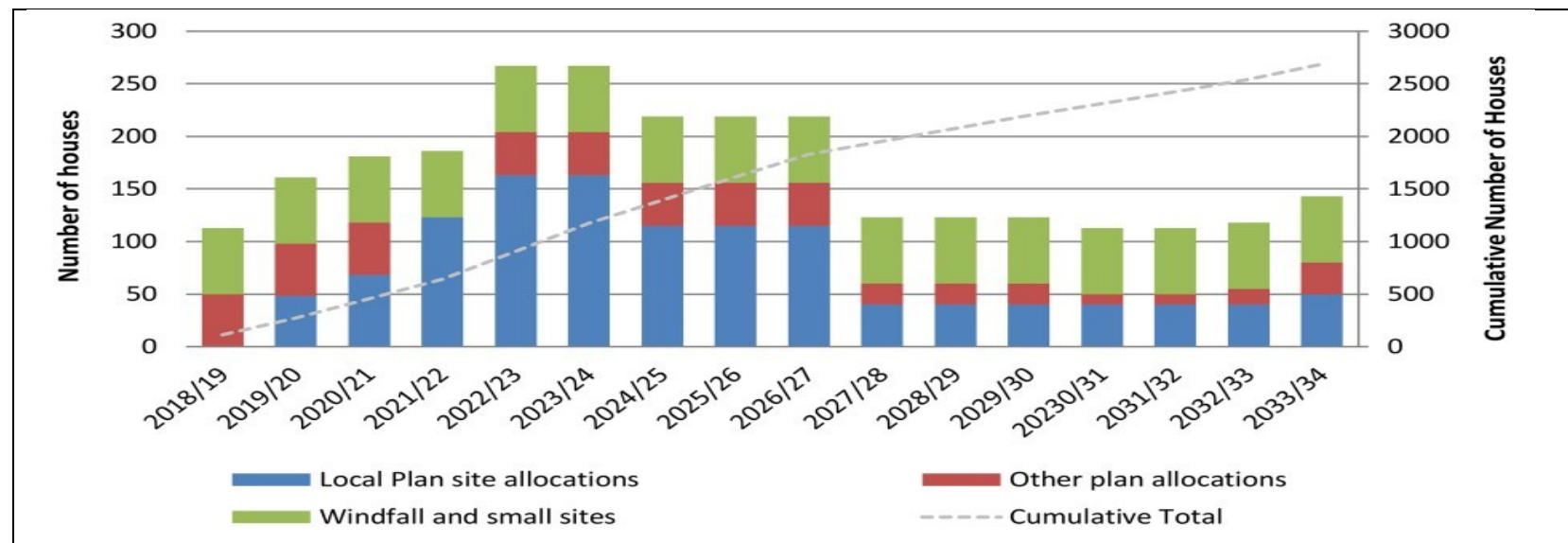
The housing sites identified by the council in Policy H2 include small and medium sized sites (i.e. those sites which are no larger than one hectare). Some of these sites already have planning permission, others are allocated for development in made and emerging Neighbourhood Plans or are those sites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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 29: Chapter 4, Housing, Trajectory

Submission draft text:

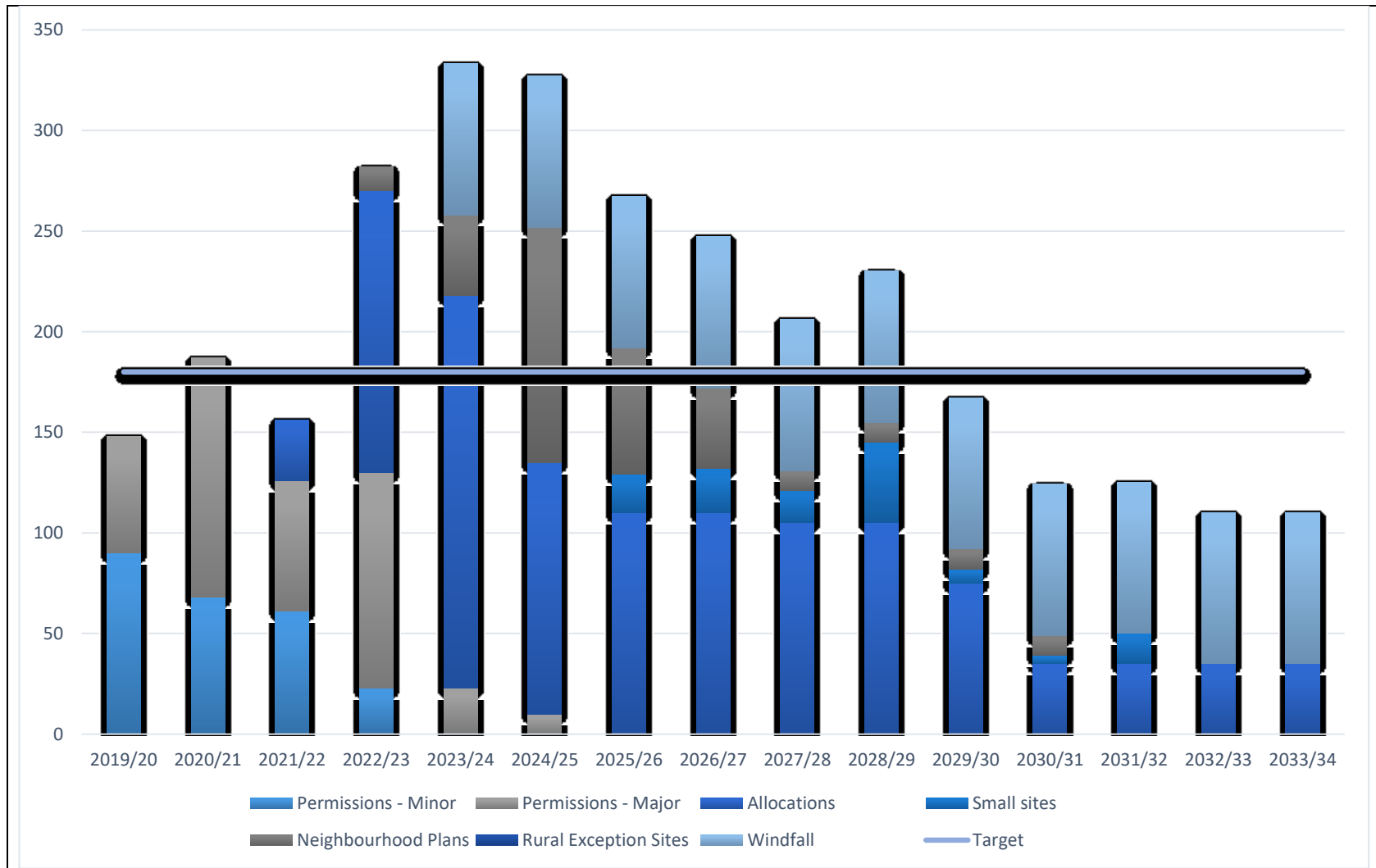


Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and guidance. The proposed Main Modification reflects the 'standard method' for calculating housing need.
- To ensure that the local plan is justified. The proposed Main Modification reflects updated evidence relating to housing delivery.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency with, other proposed Main Modifications listed in this schedule.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)



Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 30: Chapter 4, Housing, Policy H2

Submission draft policy:

Policy H2: The housing land supply	
Housing development will be distributed across Purbeck, in accordance with the overarching Policy V1: Spatial strategy for sustainable communities as follows:	
Location	Number of homes
Wool	470
Moreton Station / Redbridge Pit	490
Lytchett Matravers	150
Upton	90
Swanage local plan allocation	150
Bere Regis Neighbourhood Plan	105
Wareham Neighbourhood Plan (including site allocations and windfall)	300
Small sites next to existing settlements and windfall within existing settlements (excluding Wareham).	933
Total	2,688

Justification for proposed Main Modification:

- To ensure that the local plan is justified. The proposed Main Modification reflects updated evidence relating to housing land supply.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency with, other proposed Main Modifications listed in this schedule.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H2: The housing land supply

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

<u>Source of housing supply</u> Location	Number of homes
<u>Completions April 2018 to March 2019</u>	<u>73</u>
<u>Completion April 2019 to March 2020</u>	<u>148</u>
<u>Extant Planning permission at 1 April 2020</u>	<u>476</u>
<u>Unconsented Purbeck Local Plan allocations</u>	
- <u>Lytchett Matravers: Blaney's Corner</u>	<u>25</u>
- <u>Lytchett Matravers – East of Flower's Drove</u>	<u>30</u>
- <u>Lytchett Matravers: East of Wareham Road</u>	<u>95</u>
- <u>Moreton Station: Redbridge Pit/Caravan Site</u>	<u>490 (+65 extra care units)</u>
- <u>Upton: West of Watery Lane</u>	<u>90</u>
- <u>Wool: West of Chalk Pit Lane and Oakdene Road</u>	<u>320 (+65 extra care units)</u>
- <u>Wool: North East of Burton Cross Roundabout</u>	<u>90</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- <u>Wool: North West of Burton Cross Roundabout</u>	<u>30</u>
- <u>Wool: North of the Railway Line</u>	<u>30</u>
<u>Unconsented Swanage Local Plan allocations</u>	<u>40</u>
<u>Total unconsented allocations</u>	<u>1,240</u>
<u>Neighbourhood plan allocations and sites</u>	
- <u>Bere Regis</u>	<u>105</u>
- <u>Wareham</u>	<u>207</u>
<u>Total neighbourhood plan allocations</u>	<u>312</u>
<u>Windfall</u>	<u>827</u>
<u>Small sites policy sites</u>	<u>123</u>
Total	<u>3,199 + 130 extra care units</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 31: Chapter 4, Housing, paragraph 118

Submission draft text:

118 Further to Policy V1, the following policies outline the detailed requirements for each of the sites that the Council considers are suitable for new homes to meet the District's housing needs. The impacts of development on these sites varies according to the nature, scale, characteristics and surroundings of individual sites.

Justification for proposed Main Modification:

- To ensure consistency with national planning policy. The proposed Main Modification address the requirement in national planning policy which states that policies in the local plan should be clear and unambiguous in accordance with Paragraph 16 d) of the National Planning Policy Framework.
- To ensure that the local plan is effective and clear and unambiguous. The proposed Main Modification clarifies the relationship between Policy H3 and non-strategic policies/other policies in the local plan.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 32: Chapter 4, Housing, Policy H3

Submission draft policy:

Policy H3: New housing development requirements

Development proposals submitted for sites allocated in policies H4 to H8 must comply with all other relevant policies in the Purbeck Local Plan. The Council also expects all proposals for new housing development on allocated sites to:

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development;
- d. mitigate the effects of nitrogen from the new homes on Poole Harbour (in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, 2017);
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed green space following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England';

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- g. include details of charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity for the new homes;
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1;
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to enhance biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

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

Justification for proposed Main Modification:

- To ensure that the policy is effective. The proposed Main Modification amends text to clarify that the requirements of the policy relate to housing sites referred to in Policies: H4, H5, H6 and H7.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is legally compliant. New homes on the allocated sites in Lytchett Matravers and Upton are also likely to have adverse effects on Poole Harbour Special Protection Area through recreational activity. The proposed Main Modification outlines that the adverse effects arising from the development on the integrity of Poole Harbour will also need to be avoided with mitigation.
- To ensure the local plan is effective. The proposed Main Modification avoids duplication and ensures clarity, through deletion of criterion c. The requirement for site specific habitat mitigation, through Suitable Alternative Natural Green Spaces (SANGS), has been added to housing allocations Policies: H4, H5, H6 and H7 through a further proposed Main Modification listed in this schedule.
- To ensure that the local plan is effective and justified. The proposed Main Modification revises the requirement relating to electric vehicle charging points (as drafted, this criteria was not justified or effective). Further site specific consultation may be required with energy suppliers to ensure capacity in the existing electricity network to supply vehicle charging points on development site, and the allowance in the viability assessment (£500 per dwelling) may not be sufficient to meet costs. The proposed Main Modification reflects these uncertainties.
- To ensure that the local plan is effective. The proposed Main Modification includes revisions to ensure the policy requirements are clear and unambiguous in accordance with Paragraph 16 d) of the National Planning Policy Framework.
- To ensure that the local plan is consistent with national policy in respect to biodiversity. The proposed Main Modification reflects the requirement to seek net gains for biodiversity (paragraph 175 d) of the National Planning Policy Framework).
- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012.

Amended policy:

Policy H3: New housing development requirements

Development proposals submitted for **for new homes on** sites allocated in policies H4 to H87 must comply with **the requirements listed in these policies in addition to those listed below** and, all other relevant policies in the

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Purbeck Local Plan. The Council also expects all proposals for new housing development on allocated sites to:

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

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. ~~deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development;~~ **mitigate the effects of recreational activity from the allocated new homes at Lytchett Matravers and Upton (in accordance with Policy E9);**
- d. mitigate the effects of nitrogen from the allocated new homes on Poole Harbour **(in accordance with Policy E9)** (in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, 2017);
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed ~~green~~ **formal and informal recreation, sport and/or open space facilities** following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard-England';
- g. include details of charging points for electrical vehicles and the infrastructure needed to achieve superfast **links between homes** and the **high-speed electronic communications network** ~~for the new homes~~ **and, where possible, details of charging points for electrical vehicles;**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 33: Chapter 4, Housing, paragraph 122

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and effective. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is effective. The proposed Main Modification will provide consistency between supporting text and Policy H4, in reflection of other proposed Main Modifications in this schedule.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

scale, layout and detailed design of new development.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 34: Chapter 4, Housing, paragraph 125

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification ensures consistency between Policy H4 and the supporting text.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 35: Chapter 4, Housing, Policy H4

Submission draft policy:

Policy H4: Moreton Station / Redbridge Pit

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

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

- a. improve accessibility between the site and nearby employers, services (including Moreton Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- b. provide improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrian crossing over the railway line;
- c. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line, unstable ground and any possible contamination on new homes within the development site;
- d. identify important trees in the part of the site being used as a caravan site, as well as those growing

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

around the site's southern and western edges, and design suitable layouts for development which allow these trees to be retained;

- e. provide financial contributions for local health infrastructure and education (as required by Policy I1);
- f. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority; and
- g. include details of improvements / alterations to the local roads including junction improvements along the B3390 (at Fiveways in Crossways), including pedestrian and cycle access to Crossways.

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national policy. The proposed Main Modification reflects national planning policy, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and ensures consistency, with proposed Main Modifications to Policies: H9 and H10.
- To ensure that the local plan is clear, unambiguous and effective. The proposed Main Modification provides clarity, and ensures consistency, with Policy EE3 around meeting Purbeck's needs for convenience retail floor space.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is clear and unambiguous, and to reflect evidence in the infrastructure delivery plan. The proposed Main Modification revises criteria d., which as drafted is unclear and reflects the supporting evidence in the council's Infrastructure Delivery Plan around improvements to railway station which are noted as 'desirable', rather than 'essential'. There is potential for improvements to the railway station to be delivered jointly with other organisations.
- To ensure that the local plan is justified. The proposed Main Modification reflects updated requirements for care accommodation in Purbeck.
- To ensure that the local plan is effective. The proposed Main Modification takes account of further investigation has shown that an off-road cycleway between Moreton Station and Dorset Innovation Park is not practical.
- To ensure the local plan is legally compliant, consistent with national policy and effective. The proposed Main Modification provides clarity around meeting Suitable Alternative Natural Green Space requirement to avoid adverse impacts on the integrity of habitat sites and biodiversity requirements in accordance with national planning policy.

Amended policy:

Policy H4: Moreton Station / Redbridge Pit

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

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

- a. **provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide:**
 - i. **65 extra care units; and**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

II. 10% of its overall housing requirement as supported housing for the elderly or age specific housing;

b. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;

c. provide 350sqm of convenience retail floor space;

d. improve accessibility between the site and nearby employers, services, (including Moreton Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;

e. make a financial contribution toward provide improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrians crossing over the railway line;

f. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line, unstable ground and any possible contamination on new homes within the development site;

g. identify important trees in the part of the site being used as a caravan site, as well as those growing around the site's southern and western edges, and design suitable layouts for development which allow these trees to be retained;

h. provide financial contributions for local health infrastructure and education (as required by Policy I1), other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- i. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority; and
- j. include details of improvements / alterations to the local roads including junction improvements along the B3390 (at Fiveways in Crossways), including pedestrian and cycle access to Crossways;
- k. **provide and manage in perpetuity an on-site SANG and off-site Heathland Support Area to avoid the adverse effects from the new homes on European sites. The on-site SANG must be at least 18ha (in the eastern part of the site) and the Heathland Support Area at least 23.8 hectares as indicated on the policies map. The development will also be expected to provide details for phased implementation and access to the SANG and Heathland Support Area, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided over the lifetime of the development. Both areas will be restored to heathland and/or acid grassland as appropriate. Other open space within the development will also be restored to acid grassland with a view to maximising biodiversity within the whole site.**

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 36: Chapter 4, Housing, paragraphs 127, 128, 129, 130 and 131

Submission draft text:

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

Land to the west of Chalk Pit Lane and Oakdene Road

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

Land to the north east of Burton Cross Roundabout

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

Land to the north west of Burton Cross Roundabout

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

Land to the north of the railway line

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

homes.

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and is effective. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is effective. The proposed Main Modification ensures consistency between supporting text and Policy H5.

Amended text:

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

Land to the west of Chalk Pit Lane and Oakdene Road

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

Land to the north east of Burton Cross Roundabout

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Land to the north west of Burton Cross Roundabout

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

Land to the north of the railway line

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 37: Chapter 4, Housing, changes to paragraph 133 and insert new paragraph after

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is clear and unambiguous. The proposed Main Modification is needed to provide clarity around meeting Suitable Alternative Natural Green Space and biodiversity requirements.
- To ensure that the local plan is effective. The proposed Main Modification ensures consistency between Policy H3 and the supporting text.

Amended text:

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

(insert after paragraph 133)

SANG Provision

The SANG provision at Wool as set out in the policy has added benefits. The SANG will

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 38: Chapter 4, Housing, Policy H5

Submission draft policy:

Policy H5: Wool

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

- a. improve accessibility between the sites and nearby services (including Wool Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- b. provide details of improvements to the travel interchange at Wool Railway Station to include additional car parking, secure cycle storage, and electric vehicle charging points;
- c. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority;
- d. include details in a traffic statement or assessment of improvements to the local road network (C6) and a program to reduce volumes of traffic on the A351 by encouraging use of the C6 road;
- e. provide financial contributions for education (as required by Policy I1); and
- f. conserve, and where appropriate look for opportunities to enhance, the significance of heritage assets including: scheduled monuments, listed buildings on neighbouring land and non-designated heritage assets within development sites.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Land to the west of Chalk Pit Lane and Oakdene Road

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

- g. avoid, and where necessary mitigate or remediate, the effects of possible contamination and avoid any development within a buffer around a pipeline located on the western boundary;
- h. explore opportunities to provide a community hub, that includes community and shopping facilities, on the land; and
- i. include an undeveloped buffer between the southern edge of the site and the scheduled monument and explore opportunities to enhance the scheduled monument's significance.

Land to the north east of Burton Cross Roundabout

Land as shown on the policies map will help to meet the District's housing needs by providing up to 90 new homes, community facilities and infrastructure. Subject to the requirements of other policies in this plan, development on this site will be expected to:

- j. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line;
- k. explore opportunities to provide informal / formal open space on the land;
- l. conserve the setting of nearby listed buildings; and

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- m. explore opportunities to deliver a new footpath link to Burton Road.

Land to the north west of Burton Cross Roundabout

Land as shown on the policies map will help to meet the District's housing needs by providing up to 30 new homes, community facilities and infrastructure. Subject to the requirements of other policies in this plan, development on this site will be expected to:

- n. conserve the setting of nearby listed buildings

Land to the north of the railway line

Land as shown on the policies map will help to meet the District's housing needs by providing up to 30 new homes, community facilities and infrastructure. Subject to the requirements of other policies in this plan, development on this site will be expected to:

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national policy. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is justified. The proposed Main Modification reflects the updated requirements for care accommodation in Purbeck.
- To ensure that the local plan is effective. The proposed Main Modification reflects, and will ensure consistency, with proposed Main Modifications to Policies: H9 and H10.
- To ensure that the local plan is clear, unambiguous and effective. The proposed Main Modification provides clarity, and will ensure consistency, with Policy EE3 around meeting Purbeck's needs for convenience retail floor space.
- To ensure that the local plan is effective. The proposed Main Modification reflects the infrastructure requirements of the local community around investment in a local hall.
- To ensure that the local plan is effective, consistent with national policy and legally compliant. The proposed Main Modification provides clarity around meeting Suitable Alternative Natural Green Space and biodiversity requirements to avoid adverse effects on the integrity of habitat sites and to ensure consistency with national policy.

Amended policy:

Policy H5: Wool

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- a. **provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people** as they occur;
- b. **provide 350sqm of convenience retail space;**
- c. **provide contributions towards improvements at the D'Urberville Hall community facility or explore opportunities to provide a community hub;**
- d. improve accessibility between the sites and nearby services (including Wool Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- e. provide details of improvements to the travel interchange at Wool Railway Station to include additional car parking, secure cycle storage, and electric vehicle charging points;
- f. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority;
- g. include details in a traffic statement or assessment of improvements to the local road network (C6) and a program to reduce volumes of traffic on the A351 by encouraging use of the C6 road;
- h. provide financial contributions for education (as required by Policy I1) **other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;**
- i. conserve, and where appropriate look for opportunities to enhance, the significance of heritage assets including: scheduled monuments, listed buildings on neighbouring land and non-designated heritage assets within development sites; **and**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- j. provide and manage in perpetuity a SANG totalling 32.7 hectares as indicated on the policies map to avoid the adverse effects from the new homes on European sites. The applicant will provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided over the lifetime of the development. Where features with significant existing biodiversity value have been identified within the SANG (e.g. trees with bat roost potential and badger setts), detailed design and appropriate management (e.g. routing of footpaths and retention of existing broadleaved trees) must be agreed with the Council and delivered by the land owner to ensure that these features are protected and enhanced.

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

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

- k. provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide:
- i. i. around 65 extra care units; and
 - ii. 10% of its overall housing requirement as supported housing for the elderly or age specific housing;
- l. avoid, and where necessary mitigate or remediate, the effects of possible contamination and avoid any development within a buffer around a pipeline located on the western boundary; **and**
- ~~m. explore opportunities to provide a community hub, that includes community and shopping facilities, on the land; and'~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- m. include an undeveloped buffer between the southern edge of the site and the scheduled monument and explore opportunities to enhance the scheduled monument's significance.

Land to the north east of Burton Cross Roundabout

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

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

Land to the north west of Burton Cross Roundabout

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

- r. conserve the setting of nearby listed buildings.

Land to the north of the railway line

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 39: Chapter 4, Housing, paragraphs 134

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and is effective. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is effective. The proposed Main Modification ensures consistency between supporting text and Policy H6.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 40: Chapter 4, Housing, Policy H6

Submission draft policy:

Policy H6: Lytchett Matravers

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

- a. improve accessibility between Lytchett Matravers and Lytchett Minster by forming or improving defined walking and cycling routes between the villages; and
- b. provide financial contributions for local health infrastructure and education (as required by Policy I1).

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national policy and is effective. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.

- To ensure that the local plan is justified, clear and unambiguous. The proposed Main Modification reflects, and will ensure consistency with, the updated requirements around housing mix and accessibility (Policies: H9 and H10).
- To ensure that the local plan is effective and justified. The proposed Main Modification reflects the infrastructure requirements of the local community, as summarised in the council's Infrastructure Delivery Plan.
- To ensure that the local plan is effective, consistent with national policy and legally compliant. The proposed Main Modification provides clarity around meeting Suitable Alternative Natural Green Space and biodiversity requirements to avoid adverse effects on the integrity of habitat sites and to ensure consistency with national policy.

Amended policy:

Policy H6: Lytchett Matravers

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided over the lifetime of the development.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 41: Chapter 4, Housing, Policy H7

Submission draft policy:

Policy H7: Upton

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

- a. include details of mitigation measures to avoid the adverse effects of traffic noise from the adjoining A35 on the occupants of new homes; and
- b. provide financial contributions for local health infrastructure and education (as required by Policy I1).

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national policy and is effective. The proposed Main Modification reflects the National Planning Policy Framework, which encourages councils to make effective use of land in meeting the need for homes, including through efficient use of land with appropriate densities (paragraph 122). The proposed Main Modification will also ensure consistency with the spatial strategy for residential development in Policy V1.
- To ensure that the local plan is justified. The proposed Main Modification reflects, and will ensure consistency with, the updated requirements around housing mix and accessibility (Policies: H9 and H10).

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective, consistent with national policy and legally compliant. The proposed Main Modification provides clarity around meeting requirements to avoid adverse effects on the integrity of habitat sites and to ensure consistency with national policy.

Amended policy:

Policy H7: Upton

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

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

~~Land required to offset nitrogen could provide a 2.17 hectares extension to Frenches Field SANG as indicated on the map. The applicant will provide details of the implementation the extension including any changes/additions in access management and monitoring of development to demonstrate that adverse effects can be avoided/mitigated over the lifetime of the development.~~

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

appointed by the Council.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 42: Chapter 4, Housing, paragraphs 148 and 149 (insertions and deletions)

Submission draft text:

- | | |
|-----|---|
| 148 | The Council's strategies for addressing the District's development needs focus strategic and larger scale allocations on land with the least environmental or amenity value, in the most sustainable locations. The Council's strategy helps to consolidate on and improve existing infrastructure, while supporting and enhancing existing services and facilities in its towns and larger villages. Outside these areas the Council's strategy also recognises that high quality small scale development, which respects its surroundings, can have an important role in enhancing and maintaining the vitality of rural communities. |
| 149 | To avoid the harmful effects of isolated homes in the countryside, the Council's small sites policy permits new homes that are closely related to the District's existing towns and villages, and states that the number of homes on each small site will reflect the specific context, including the size and character of the nearest town or village. The upper limit of homes that will be permitted on small sites is 30, subject to the guiding policy requirements, as set out in bullets a to c in Policy H8. The Council will use the evidence in the Strategic Housing Market Assessment (SHMA) (that underpins the housing mix policy) and (where available) evidence from local communities, to achieve an appropriate mix of types of homes on small sites which meets local need. |

Justification for proposed Main Modification:

- To ensure that the local plan is effective and consistent with national planning policy. The proposed Main Modification encourages sustainable patterns of development in accordance with the spatial strategy for residential development in Policy V1 and national planning policy.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification will encourage sustainable development around Purbeck's existing settlements.
- To ensure that the local plan is legally compliant. To ensure that robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

available) evidence from local communities, to achieve an appropriate mix of types of homes on small sites which meets local need.

(insert after paragraph 149)

The effects of small housing sites on European sites will need to be carefully considered on a case by case basis. The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development. Where development is found to have likely significant effects on European site(s) an appropriate assessment will be required. Applicants should provide full details of any mitigation measures needed to avoid adverse impacts on European sites with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 43: Chapter 4, Housing, Policy H8

Submission draft policy:

Policy H8: Small sites next to existing settlements

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

- a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of 30 homes;
- b. individually and cumulatively, the size, appearance and layout of proposed homes must not harm the character and value of any landscape or settlements potentially affected by the proposals; and
- c. the development would contribute to the provision of a mix of different types and sizes of homes to reflect the Council's expectations in Policy H9 or, where expressed in a neighbourhood plan, those of the relevant local community.

Where proposals would be within the green belt, only limited infilling, on sites positioned in-between existing buildings, within and around the edges of towns and villages will be permitted. Existing towns and villages are listed under 'settlement hierarchy' in the glossary of the Purbeck Local Plan.

Justification for proposed Main Modification:

- To ensure the local plan is consistent with national planning policy. The proposed Main Modification reflects paragraph 145 e) of the National Planning Policy Framework around 'limited infilling in villages' in the Green Belt.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective and consistent with national planning policy. The proposed Main Modification encourages sustainable patterns of development in accordance with the spatial strategy for residential development in Policy V1 and national planning policy in Chapter 5 of the National Planning Policy Framework.
- To ensure that the local plan is effective and clear. The proposed Main Modification provides clarification on the application between Policy H8, as a strategic policy in the local plan, and non-strategic policies in neighbourhood plans when assessing planning applications for new homes in areas with an adopted neighbourhood plan.
- To ensure that the local plan is legally compliant. The proposed Main Modification ensures that robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended policy:

Policy H8: Small sites next to existing settlements

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

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

- a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of ~~30~~ homes:
 - i) **30 homes on any single small site adjoining a town;**
 - ii) **20 homes on any single small site adjoining a key service village;**
 - iii) **15 homes on any single small site adjoining a local service village;**
 - iv) **5 homes on any single small site adjoining other villages with a settlement boundary;**
- b. individually and cumulatively, the size, appearance and layout of proposed homes **does** ~~must~~ not harm the character and value of any landscape or settlements potentially affected by the proposals; ~~and~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- c. the development would contribute to the provision of a mix of different types and sizes of homes **(including affordable homes)** to reflect the Council's expectations in Policy **ies H9 and H11** or, where expressed in a neighbourhood plan, those of the relevant local community;
- d. **the site does not lie within a Neighbourhood Plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan; and**
- e. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).**

~~Where proposals would be within the green belt, only limited infilling, on sites positioned in-between existing buildings, within and around the edges of towns and villages will be permitted. Existing towns and villages are listed under 'settlement hierarchy' in the glossary of the Purbeck Local Plan.~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 44: Chapter 4, Housing, paragraph 152

Submission draft text:

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is justified. The proposed Main Modification is needed to ensure consistency with the evidence presented in the Strategic Housing Market assessment.

Amended text:

152 The SHMA Update (2018) for Purbeck provides an understanding of the implications of demographic dynamics on need and demand for different sizes of homes. The housing market model looks at the types and sizes of accommodation occupied by different ages of residents

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

and considers projected change in population to assess demand for different sizes of homes. A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update).

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 45: Chapter 4, Housing, Policy H9

Submission draft policy:

Policy H9: Housing mix

In order to achieve mixed and balanced communities, the Council will generally expect new market housing to support delivery of the household requirements identified through the Strategic Housing Market Assessment.

For sites delivering 20 or more units, development proposals will be permitted where of the proposed market homes:

- a. 5% are offered for sale as self-build plots. Such plots must be provided with a means of access and utility services to the boundaries of the plot.
- b. 10% are single storey homes.

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

As part of ensuring a wide mix of accommodation to meet the needs of Purbeck's population, proposals for institutional housing (Use Class C2) such as care homes will be supported both through individual developments at appropriate locations in accordance with Policy V1: Spatial strategy for sustainable communities and at allocated sites.

Where an applicant considers there are significant economic viability constraints that would prevent a

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

mix of housing in accordance with the policy, they will be required to provide full justification of the exceptional circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Justification for proposed Main Modification:

- To ensure the local plan is justified, clear and effective. The proposed Main Modification reflects the accommodation needs of older and disabled people (as identified by Dorset Council adult social care services), and is required to ensure that the policy is clear and consistent with national policy/planning practice guidance.
- To ensure that the local plan is effective. The proposed Main Modification clarifies the relationship between strategic policies in the local plan and non-strategic policies in neighbourhood plans around housing mix.

Amended policy:

Policy H9: Housing mix

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

Where an applicant considers there are significant economic viability constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide full justification of the exceptional circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Meeting local needs

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 46: Chapter 4, Housing, Policy H10

Submission draft policy:

Policy H10: Part M of the Building Regulations

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

10% of the new homes proposed must meet the Building Regulation optional requirement M4(2): 'Category 2 - accessible and adaptable homes' (where this calculation gives part of a new home the Council expects the proportion to be rounded up, or down, to one decimal place).

If an applicant considers there are site specific considerations that mean they are unable to provide the proportion of accessible and adaptable homes identified in this policy, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies, and ensures consistency, between Policy H10 and the housing allocation Policies: H4, H5, H6 and H7.
- To ensure that the local plan is effective. The proposed Main Modification clarifies the relationship between strategic policies in the local plan and non-strategic policies in neighbourhood plans around the design of new homes and the requirements for 'accessible homes'.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective. The proposed Main Modification clarifies to decision makers how site specific considerations should be taken into consideration when assessing planning applications against the policy.

Amended policy:

Policy H10: ~~Part M of the Building Regulations~~ Adaptable and accessible homes

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

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

Meeting local needs

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

d. **designated landscapes**

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 47: Chapter 4, Housing, Policy H11

Submission draft policy:

Policy H11: Affordable housing

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

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

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

Sites with 40% provision of affordable housing	Sites with 30% provision of affordable housing
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Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

10% social rented housing	10% social rented housing
65% affordable rented housing	56% affordable rented housing
25% affordable home ownership	34% affordable home ownership

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

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

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

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies the relationship between strategic and non-strategic policies in neighbourhood plans around the tenure mix of affordable homes.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is clear and unambiguous. The proposed Main Modification ensures that the policy is clearly drafted.

Amended policy:

Policy H11: Affordable housing

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 48: Chapter 4, Housing, title before paragraph 170 (deletion)

Submission draft text:

Rural and entry level exception sites

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification is needed to achieve consistency with the policies in Chapter 5 of the National Planning Policy Framework and the distinction between rural exception sites and entry level rural exception sites.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Rural and entry level exception sites

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 49: Chapter 4, Housing, alterations, insertions and deletions paragraphs 171 and 172

Submission draft text:

- | | |
|-----|--|
| 171 | The Council expects new homes on rural exception sites to be well designed, having regard to the effect on the surrounding environment, access to and from the site and flood risk. The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. |
| 172 | The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income. Such considerations would include identification of the needs for "entry level" homes suitable for first time buyers that are not already being met by other ongoing or proposed development in Purbeck. |

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification is needed to ensure that robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.
- To ensure that the local plan is consistent with national planning policy and justified. The proposed Main Modification is needed to achieve consistency with policies in Chapter 5 of the National Planning Policy Framework and to outline the justification for the requirements in Policy H12.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

(insert before paragraph 171)

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

171 The Council expects new homes on rural exception sites to be well designed, having regard to the effect on the surrounding environment (**including the appearance and character of nearby settlements and the surrounding landscape**), access to and from the site and flood risk. The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. **The effects that affordable, and market, homes on rural exception sites have on European sites will need to be carefully considered on a case by case basis. The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development. Where development is found to have likely significant effects on European site(s) an appropriate assessment will be required. Applicants should provide full details of any mitigation measures needed to avoid adverse impacts on European sites with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.**

172 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income. ~~Such considerations would include identification of the needs for "entry level" homes suitable for first time buyers that are not already being met by other ongoing or proposed development in Purbeck.~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 50: Chapter 4, Housing, paragraph 176 and 177 (deletions)

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is needed to achieve consistency with proposed Main Modification to Policy H12 listed elsewhere in this schedule.

Amended text:

- 176 The NPPF suggests that Councils consider allowing some market housing on rural exception sites to cross-subsidise the affordable housing and provide a financial incentive for landowners to bring sites forward. Given the purpose and objectives of rural exceptions sites, the Council expects that the majority of homes will need to be affordable. ~~The Council commissioned a high level viability study to look into the proportion of market homes that would be needed to~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

~~encourage development on rural exceptions sites which concludes that rural exception sites can be viably delivered where up to 30% are sold on the open market.~~

177 ~~Where a developer considers that some market homes are needed to bring forward a rural exception site, the Council will use 30% as the starting point for any site specific negotiations. The Council will not permit applications for rural exception sites that fail to deliver proportions that significantly differ from the affordable housing policy.~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 51: Chapter 4, Housing, paragraph 178 (deletion)

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy and is effective. The proposed Main Modification clarifies that Policy H12 specifically relates to rural exception sites for affordable housing, in accordance with Chapter 5 of the National Planning Policy Framework, rather than entry level exception sites. The proposed Main Modification is suggested to ensure policy H12 is correctly interpreted.

Amended text:

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

Proposed Main Modification (MM) 52: Chapter 4, Housing, Policy H12

Submission draft policy:

Policy H12: Rural exceptions sites

In order to meet local community needs in rural areas, except in the parishes of Swanage, Wareham and Upton, affordable housing will be permitted in and around existing settlements where:

- a. the Council is satisfied that the proposal is capable of meeting an identified, current, local need for affordable homes within the parish, or immediately adjoining rural parishes;
- b. the site is not remote from existing buildings, and there is an opportunity to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities, unless the applicant can demonstrate that there are no other suitable alternatives in the parish for addressing local need;
- c. the number of homes on each exception site should reflect community needs, the size of the village it most closely relates to, available infrastructure and services and the character of the surrounding area; and
- d. there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Justification for proposed Main Modification:

- To ensure that the local plan is clear and effective. The proposed Main Modification clarifies the council's expectations around the balance between the mix of market and affordable homes permitted on rural exception sites, and ensure consistency with other planning policies relating to residential development outside settlements defined in the local plan.
- To ensure that the local plan is consistent with national policy. The proposed Main Modification encourages sustainable patterns of development and high quality design in accordance with national planning policy.
- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended policy:

Policy H12: Rural exceptions sites

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

- a. **the site is closely related to, or adjoining, a settlement (as defined in the settlement hierarchy and including those 'other villages with a settlement boundary') and the number of homes on each exception site should reflect community needs, the size of the village it most closely relates to, available infrastructure and services;**
- b. the Council is satisfied that the proposal is capable of meeting an **up to date identified, current,** local need for affordable homes within the parish, or immediately adjoining rural parishes;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- c. **individually and cumulatively, the size, appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals;**
- d. the site is not remote from existing buildings, and there is an opportunity to use sustainable modes of transport (walking, cycling and public transport) to **access** jobs, services and facilities, unless the applicant can demonstrate that there are no other suitable alternatives in the parish for addressing local need;
- e. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s);**
- f. there are secure arrangements to ensure that the benefits of affordable **housing** will be enjoyed **in perpetuity** by subsequent as well as initial occupiers; **and**
- g. **if any market housing is proposed to facilitate delivery of affordable homes the applicant must demonstrate, through a viability assessment, that the number of market homes is restricted to the minimum required to facilitate delivery of the proposed affordable homes. Rural exception sites must primarily provide affordable housing.** The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 53: Chapter 4, Housing, insert paragraph after paragraph 181

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

(insert after paragraph 181)

The effects that rural worker homes have on European sites will need to be carefully considered on a case by case basis. The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development. Where development is found to have likely significant effects on European site(s) an appropriate assessment will be required. Applicants should provide full details of any mitigation measures needed to avoid adverse impacts on European sites with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 54: Chapter 4, Housing, Policy H13

Submission draft policy:

Policy H13: Rural workers homes in the countryside

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

- a. it is essential for the rural business that one, or more, rural workers are readily available at most times to allow the business to function;
- b. no suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- c. it can be demonstrated that the rural business is economically viable; and
- d. the proposed home is sited to ensure that the rural worker can meet the businesses needs, is well-related to any existing building and is no larger than required to meet operational needs of the business.

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

Where a new home is permitted, occupancy will be subject to a condition that limits occupation to the person(s) currently or last employed as rural workers, or their surviving partner or dependent(s).

Permission to vary or remove a condition limiting how a rural workers home can be occupied will only be given if the applicant can demonstrate that:

- e. the home has been realistically marketed for sale as a rural worker's home for a continuous

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

period of at least 9 months within the last 12 months of the date when their application was submitted; and

- f. the rural business, or any other rural businesses in the local area, no longer needs one, or more, rural workers to be readily available at most times to allow the business to function.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended policy:

Policy H13: Rural workers homes in the countryside

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

- a. it is essential for the rural business that one, or more, rural workers are readily available at most times to allow the business to function;
- b. no suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- c. it can be demonstrated that the rural business is economically viable;
- d. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and

- e. the proposed home is sited to ensure that the rural worker can meet the business's needs, is well-related to any existing building and is no larger than required to meet operational needs of the business.

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

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

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

Proposed Main Modification (MM) 55: Chapter 4, Housing, paragraph 185

Submission draft text:

185 The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is necessary to clarify that military personnel would not be disadvantaged by the policy.

Amended text:

185 The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord **and homes occupied by military personnel as their principal residence when not posted away from home.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 56: Chapter 4, Housing, insert paragraph after paragraph 187

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification provides clarification on the application of the principal residence restriction to replacement homes to ensure that the policy is clear and fair.

Amended text:

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

(insert after paragraph 187)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 57: Chapter 4, Housing, Policy H14

Submission draft policy:

Policy H14: Second homes

Proposals for all new housing in the AONB will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy includes changes of use to residential and replacement homes. This policy also applies to homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12.

The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence.

Occupiers of such homes will be required to keep evidence that they are meeting the condition or obligation, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification provides clarity and ensure that the policy is fair, and clear and unambiguous when taking decisions on planning applications.

Amended policy:

Policy H14: Second homes

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 58: Chapter 4, Housing, paragraphs 188 and 189

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is justified. The proposed Main Modification reflects the council's decision not to pursue work on a jointly prepared development plan document to meet the needs of travellers across Dorset.
- To ensure that the local plan is positively prepared. The proposed Main Modification outlines how the council intends to meet the accommodation needs of gypsies, travellers and travelling showpeople in Purbeck.

Amended text:

188	National policy sets out clear specific guidance regarding the approach to planning for gypsy and travellers and ensuring that sufficient provision is made for assessed need for additional pitches or plots forming part of ensuring objectively assessed needs for development are met.
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Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

For Purbeck, ~~p~~**Planning** policy for gypsy and travellers is being prepared jointly with our neighbouring local authorities as part of the Dorset Gypsy and Traveller Development Plan Document (DPD) **in this local plan specifically relates to the Purbeck area. The needs of gypsies, travellers and travelling showpeople in Purbeck, will also be considered as part of the Dorset Council Local Plan.**

- 189 Through preparing the joint Dorset Gypsy and Traveller DPD, the Council has been working closely with other councils across Dorset to assess the need for gypsy and traveller accommodation and in identifying suitable sites capable of meeting this need. The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) to inform the Joint DPD was published October 2017. **The GTAA assesses the needs for gypsies, travellers and travelling showpeople across Dorset.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 59: Chapter 4, Housing, paragraphs 191 and 192

Submission draft text:

191	There are currently two authorised gypsy and traveller sites in Purbeck. Ash Oaks Park is a public site with 16 pitches. Little Acre is a private site with 1 pitch. The sites are situated close to each other near to Wareham within the green belt and a minerals safeguarding area. All of Little Acre is inside the 400 metre consultation zone for Morden Bog and Hyde Heath European site. Parts of Ash Oaks are also inside the 400 metres consultation zone for the same European site. From work undertaken to date on the Joint DPD it is not anticipated that any additional provision will be proposed within Purbeck District.
192	The Purbeck Local Plan's approach to planning for gypsy and travellers provides a complimentary planning framework to support delivery of the Joint DPD through establishing a positive criteria-based policy for considering gypsy and traveller applications. National planning guidance sets out key matters local planning authorities should take account of: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. It suggests that councils should also consider any locally specific criteria to assess applications that may come forward on unallocated sites.

Justification for proposed Main Modification:

- To ensure that the local plan has been positively prepared. The proposed Main Modification clarifies that the development strategy in the local plan has been positively prepared in the context of the Dorset Local Plan following local government re-organisation in April 2019, and outlines a commitment to seek to meet the area's needs for gypsies, travellers and travelling showpeople through this emerging local plan.
- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Amended text:

- 191 There are currently two authorised gypsy and traveller sites in Purbeck. Ash Oaks Park is a public site with 16 pitches. Little Acre is a private site with 1 pitch. The sites are situated close to each other near to Wareham within the green belt and a minerals safeguarding area. All of Little Acre is inside the 400 metre consultation zone for Morden Bog and Hyde Heath European site. Parts of Ash Oaks are also inside the 400 metres consultation zone for the same European site. ~~From work undertaken to date on the Joint DPD it is not anticipated that any additional provision will be proposed within Purbeck District.~~ **The Council has not been able to identify any available and suitable sites for allocation through this plan to meet the areas accommodation needs of gypsies, travellers, travelling showpeople and those who have been excluded from the planning definition of gypsies, travellers and travelling showpeople. However, it will identify appropriate sites in the new council area to meet the assessed accommodation needs of gypsies, travellers, travelling showpeople and those people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople, as part of the preparation of the Dorset Council Local Plan.**
- 192 The Purbeck Local Plan's approach to planning for gypsy and travellers provides a complimentary planning framework ~~to support delivery of the Joint DPD~~ **in the interim period pending adoption of the Dorset Council Local Plan by** through establishing a positive criteria-based policy for considering gypsy and traveller applications. National planning guidance sets out key matters local planning authorities should take account of: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. It suggests that councils should also consider any locally specific criteria to assess applications that may come forward on unallocated sites. **The effects that gypsies, travellers, travelling showpeople sites (and those sites for people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople) have on European sites will need to be carefully considered on a case by case basis.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development. Where development is found to have likely significant effects on European site(s) an appropriate assessment will be required. Applicants should provide full details of any mitigation measures needed to avoid adverse impacts on European sites with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 60: Chapter 4, Housing, Policy H15

Submission draft policy:

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

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

- a. the occupants have easy access to existing services and facilities including: schools, shops, health services and public transport;
- b. the site can be safely accessed and adequate on-site parking, turning and storage can be provided;
- c. the use would not result in harmful overlooking, overshadowing, noise, or light pollution for occupants of the site or neighbours; and
- d. the use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and the historic environment.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended policy:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

- a. the occupants have easy access to existing services and facilities including: schools, shops, health services and public transport;
- b. the site can be safely accessed and adequate on-site parking, turning and storage can be provided;
- c. the use would not result in harmful overlooking, overshadowing, noise, or light pollution for occupants of the site or neighbours;
- d. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s);** and
- e. the use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and the historic environment.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 61: Chapter 5, Economy, Policy EE1

Submission draft policy:

Policy EE1: Employment land supply

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

The following employment sites below, and identified on the policies map, will be safeguarded for employment uses (B1, B2 and B8).

Reference	Site Name	Parish	Total Site Extent (Ha)	Estimated Remaining Availability (Ha)
Strategic employment sites				
ES1	Holton Heath Trading Park	Sandford	35.0	5.7
ES2	Dorset Innovation Park (Enterprise Zone)	Wool and Winfrith	50.0	40.0*
Other identified employment sites				
ES3	Townsend Business Park, North Street	Bere Regis	0.8	0.0
ES4	Old Milk Depot	Corfe Castle	0.4	0.3
ES5	Freeland Business Park, Wareham Road	Lytchett Matravers	0.6	0.0

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

ES6	Factory Road Trading Estate	Lytchett Minster & Upton	3.9	0.0
ES7	Axium Centre	Organford	0.5	0.0
ES8	Romany Works Estate	Sandford	1.6	0.0
ES9	Prospect Business Park	Swanage	2.2	0.0
ES10	Victoria Avenue Estate	Swanage	2.4	0.0
ES11	Sandford Lane Estate	Wareham	9.0	1.0
ES12	Admiralty Park (Site with Certificate of Lawfulness)	Sandford	12.0	0.0
Total Provision			18.4	47.0
* (including 10ha post 2023)				

Justification for proposed Main Modification:

- To ensure that the local plan effective and justified. The proposed Main Modification reflects updates on the extent of safeguarded employment land, and estimates of remaining land from the council's evidence around the need for employment land and habitat restoration at Dorset Innovation Park.
- To ensure that the local plan is effective and justified. The proposed Main Modification relating to safeguarded employment land at Wareham and Bere Regis reflects local policies in emerging and made local policies in neighbourhood plans in these areas (also having regard to the respective land supplies and needs for new homes and employment land).
- To ensure the local plan is clear, unambiguous and effective. The proposed Main Modification reflects changes to the Use Classes Order arising from The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which come into effect on 1st September 2020. The 2020 regulations revoke the parts of the preceding order which refer to Use Class B1.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy EE1: Employment land supply

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

ES7	Axium Centre	Organford	0.5	0.0
ES8	Romany Works Estate	Sandford	1.6	0.0
ES9	Prospect Business Park	Swanage	2.2	0.0
ES10	Victoria Avenue Estate	Swanage	2.4	0.0
ES11	Sandford Lane Estate	Wareham	9.0	1.0
ES12	Admiralty Park (Site with Certificate of Lawfulness)	Sandford	12.0	0.0
ES13	<u>West Minster Road</u>	<u>Wareham</u>	<u>2.5</u>	<u>0.0</u>
	<u>Industrial</u>			
ES14	<u>Johns Road</u>	<u>Wareham</u>	<u>0.5</u>	<u>0.0</u>
	<u>Industrial</u>			
Total Provision			118.41	47.46
* (including 10ha post 2023)			115.86	46.1

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 62: Chapter 5, Economy, paragraph 209

Submission draft text:

209 The LDO is intended to be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The LDO covers the initial 40ha of Dorset Innovation Park. The site is planned to expand after the decommissioning of the current Magnox site and a further 10ha being developed which already has Enterprise Zone status.

Justification for proposed Main Modification:

- To ensure that the local plan effective and justified. The proposed Main Modification updates the extent of safeguarded employment land, and estimates of remaining land, reflect the council's evidence around the need for employment land and habitat restoration at Dorset Innovation Park.

Amended text:

209 The LDO is intended to be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The LDO covers the initial 40ha of Dorset Innovation Park. The site is planned to expand after the decommissioning of the current Magnox site and a further 40ha **3.4ha** being developed which already has Enterprise Zone status. **This comprises of land acquired by Tradebe, an existing on site waste management company, and a 0.5 ha area surrounded on three sides by the LDO boundary. The remaining 7.6 hectares of Enterprise Zone land adjoining the railway line is not being safeguarded for employment use in this Plan.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 63: Chapter 5, Economy, Policy EE2

Submission draft policy:

Policy EE2: Planning for employment

New employment provision

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

New employment uses and the expansion of existing employment uses will be encouraged in rural areas through the conversion of buildings or well-designed new buildings, if the size, appearance and layout of the proposal does not harm the character of the surrounding landscape. The diversification of agricultural or rural businesses to help rural regeneration and improve the sustainability of communities will be permitted provided any impact can be satisfactorily mitigated.

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

Redevelopment or change of use of employment land

The Council will regularly monitor its employment land supply requirements and need and consider the re-designation of identified employment land for alternative suitable uses if there is no prospect of bringing the site forward for employment uses over the plan period.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposals for development in use classes other than B1, B2 or B8 uses may be permitted where they are appropriate to the location and the proposal:

- a. would not result in an excessive reduction in the supply of employment land for B1, B2 and B8 uses, taking into account;
 - i. the overall amount;
 - ii. range; and
 - iii. choice of available employment land for the remainder of the plan period; and,
- b. would not have an adverse impact upon the amenity and operation of neighbouring properties and businesses; and,
- c. demonstrates that the current use has been realistically marketed for a period of at least 9 months in the 12 months prior to the application, to demonstrate that there is no longer a reasonable prospect of the site being used for the existing employment use.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies the scope of the policy in respect to 'safeguarded' and other employment land.
- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects paragraph 175 a) of the National Planning Policy Framework around taking account of the effects of development on biodiversity.
- To ensure that the local plan is effective. The proposed Main Modification seeks to make it clear how proposals relating to existing employment land which is not safeguarded through Policy EE1 will be assessed.
- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure the local plan is clear, unambiguous and effective. The proposed Main Modification reflects changes to the Use Classes Order arising from The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which come into effect on 1st September 2020. The 2020 regulations revoke the parts of the preceding order which refer to Use Class B1.

Amended policy:

Policy EE2: Planning for employment

New employment provision

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

New employment uses and the expansion of existing employment uses will be encouraged in rural areas through the conversion of buildings or well-designed new buildings, if the size, appearance and layout of the proposal does not harm the character of the surrounding landscape **or have an adverse impact on biodiversity. The impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).** The diversification of agricultural or rural businesses to help rural regeneration and improve the sustainability of communities will be permitted provided any impact can be satisfactorily mitigated.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

- a. would not result in an excessive reduction in the supply of employment land for B1, B2, and B8 **and light industrial** uses, taking into account;
 - i. the overall amount;
 - ii. range; and
 - iii. choice of available employment land for the remainder of the plan period; and
- b. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and**
- c. would not have an adverse impact upon the amenity and operation of neighbouring properties and businesses; and,

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- d. demonstrates that the current use has been realistically marketed for a period of at least 9 months in the 12 months prior to the application ~~to demonstrate that there is no longer a reasonable prospect of the site being used for the existing employment use.~~

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 64: Chapter 5, Economy, paragraph 215

Submission draft text:

215 Wareham's town centre is also defined but the Neighbourhood Plan Group is looking to extend this boundary through their plan to increase the potential for Wareham. The Wareham Neighbourhood Plan Group anticipates completing its plan sometime in 2019.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification reflects updated information on preparation of Wareham Neighbourhood Plan.

Amended text:

215 Wareham's town centre is also defined but the Neighbourhood Plan Group is looking to extend this boundary through their plan to increase the potential for Wareham. The Wareham Neighbourhood Plan Group anticipates completing its plan sometime in 2049~~21~~.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 65: Chapter 5, Economy, Policy EE3

Submission draft policy:

Policy EE3: Vibrant town and local centres

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

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

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

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

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

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

- c. there is an identified need;
- d. it has been demonstrated that the location is appropriate in accordance with the sequential test as required by national planning guidance;
- e. proposals over 200sqm (gross) are supported by a retail impact assessment that establishes the development

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

would not harm the vitality or viability of town and local centres.

Existing provision

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

- f. the change of use would not harm the vitality and viability of the town centre or local centre; and
- g. it can be demonstrated that there is no market interest to acquire or invest in the site for retail or leisure uses and the facility had been realistically marketed for nine months over the twelve-month period prior to the application being submitted.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification seeks to define the policy requirements (around convenience retail floor space and changes of use at ground floor) clearly and unambiguously, clarify the council's objectives around the distribution of retail development and clarify that paragraph 97 of the National Planning Policy Framework will also be relevant when considering applications relating to open space and sport and recreational buildings.
- To ensure that the local plan is legally compliant. The proposed Main Modification ensures robust screening of likely significant effects is carried out and that appropriate mitigation is secured to avoid adverse effects on habitat sites.
- To ensure consistency with national planning policy. The proposed Main Modification will ensure consistency with paragraph 97 of the National Planning Policy Framework.
- To ensure the local plan is clear, unambiguous and effective. The proposed Main Modification reflects changes to the Use Classes Order arising from The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which come into effect on 1st September 2020. The 2020 regulations revoke the parts of the preceding order which refer to Use Classes A1, A2 and A3. These uses are subsumed with class E.1 'Commercial, Business and Service'. Changes between uses on the newly defined class will not require planning permission.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy EE3: Vibrant town and local centres

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

Policy H4: Moreton Station/Redbridge Pit requires the provision of 350sqm of the additional convenience floor space and Policy H5: Wool requires the provision of the remaining 350sqm of the additional convenience floor space.

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

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

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

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

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

- c.** there is an identified need;
- d.** it has been demonstrated that the location is appropriate in accordance with the sequential test as required by national planning guidance; **and**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

e. proposals over 200sqm (gross) are supported by a retail impact assessment that establishes the development would not harm the vitality or viability of town and local centres.

The impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).

Existing provision

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

f. it can be proven that the provision is surplus to requirements;

g. the change of use would not harm the vitality and viability of the town centre or local centre; and

h. ~~it can be demonstrated that there is no market interest to acquire or invest in the site for retail or leisure uses and the facility had been realistically marketed for nine months over the twelve month period prior to the application being submitted~~ **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 66: Chapter 5, Economy, Policy EE4

Submission draft policy:

Policy EE4: Supporting vibrant and attractive tourism

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

Hotels and bed and breakfast accommodation should be in accordance with Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.

The Council will permit:

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

for tourist related activities accommodation provided it:

- a. would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance;
- b. does not result in harmful impacts upon local services and the capacity of roads and other infrastructure;
- c. is relative to the scale and nature of the development;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

d. can demonstrate that it would result in benefits for the economy of Purbeck; and

If located within the AONB or green belt, would meet the requirements of national policy as well as clauses a-d above.

Existing tourist accommodation

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

e. where the proposal would affect five or fewer lettable bedrooms, or:

f. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and

g. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification requires decision makers to undertake robust screening of likely significant effects and that appropriate mitigation is secured to avoid development adversely affecting the integrity of habitat sites in accordance with The Conservation of Habitats and Species Regulations 2017.
- To ensure that the local plan is effective. The proposed Main Modification ensures that the policy reflects the council's spatial strategy for the distribution of development.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy EE4: Supporting vibrant and attractive tourism

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

Hotels and bed and breakfast accommodation should be **distributed** in accordance with **the settlement hierarchy, inside the settlement boundaries identified on the Policies Map** ~~Policy V4: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.~~

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

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

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

- a. ~~would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance~~ **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and**
- b. **it** does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; **and**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- c. ~~is relative to the scale~~ **of any proposed buildings,** and nature, of the development **does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and**
- d. **it** can demonstrate that it would result in benefits for the economy of Purbeck; and
- e. **if located within the AONB or green belt, would meet the requirements of national policy as well as clauses a-d above.**

The proposals for the holiday park at Morden Park should be assessed against the criteria in Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park.

Existing tourist accommodation

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

- f. where the proposal would affect five or fewer lettable bedrooms, or:
- g. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and
- h. **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and**
- i. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 67: Chapter 6, Infrastructure, paragraph 227

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective and legally compliant. The proposed Main Modification is needed to reflect recent changes in CIL regulations, and consideration of CIL tariffs is part of the CIL Examination.

Amended text

227 The updated IDP provides the Council's latest understanding of available funding and requirements and up-to-date assessments of development costs and viability, and has been used as evidence to inform a draft revised CIL Charging Schedule and **will feed into** Regulation 123 list, the **annual infrastructure statement**. Preparation of ~~the~~ **The** revised CIL Charging Schedule, ~~which is being consulted on alongside this draft Purbeck Local Plan, will~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

gives full consideration to the delivery of affordable housing as one of the Council's key priorities. A Preliminary Draft CIL Charging Schedule has already been **prepared** following consultation. ~~ed on, proposing for residential uses a levy for ranging from £50 per square metre in the lower housing market value area, through to £100 to £180 per square metre in the highest housing market value area of the District, for non-strategic sites. A lower range of charges is proposed for sites allocated in the Purbeck Local Plan (H4 to H7), at rates of £10, £20 and £30 based upon the market values across Purbeck. This reflects the expectation that these sites will contribute significantly to local infrastructure through on site provision.~~

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 68: Chapter 6, Infrastructure, paragraph 230, insertion

Submission draft text:

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

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012).

Amended text:

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

(insert after paragraph 230)

Supplementary Planning Documents (SPD) provide guidance on avoiding or mitigating

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

the impacts of residential and tourism development and equestrian activities on heathland and not adding to the nitrogen enrichment in Poole Harbour. These SPDs support policies E8 Dorset Heathlands and E9 Poole Harbour.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 69: Chapter 6, Infrastructure, Policy I1

Submission draft policy:

Policy I1: Developer contributions to deliver Purbeck's infrastructure

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

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

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

- a. affordable housing contributions will be secured through S106 agreements in accordance with national policy and Policy H11: Affordable housing;
- b. compliance with policy requirements to address Habitats Regulations will be secured through S106 agreements from allocated sites. Small sites will contribute to mitigation through the payment of CIL;
- c. local transport, health and open space improvements to address site specific impacts will be secured through S106 agreements on allocated sites. Site specific infrastructure requirements are set out in the site policies and evidenced in the Infrastructure Development Plan. A contribution of £80 per house will be collected towards extending GP facilities, where the local surgery is at capacity. These rates may be revised by the relevant health body;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification ensures, following the adoption of the Recreation in Poole Harbour SPD, that the policy requirements are clearly expressed and details how funding for habitat sites mitigation (to avoid adverse impacts on the integrity of these sites) will be secured.
- To ensure that the local plan is effective. The proposed Main Modification clarifies which mechanisms the council expects to be used to secure delivery or funding for heathland and nitrogen mitigation.
- To ensure the local plan is effective and justified. The proposed Main Modification clarifies the policy and elaborates how education contribution will be spent.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy I1: Developer contributions to deliver Purbeck's infrastructure

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

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

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

- a. affordable housing contributions will be secured through S106 agreements in accordance with national policy and Policy H11: Affordable housing;
- b. ~~compliance with policy requirements to address Habitats Regulations will be secured through Section 106 agreements from allocated sites. Small sites will contribute to mitigation through the payment of CIL~~ **habitats mitigation will be secured through a combination of CIL and S106 agreements with CIL rates being set to reflect this approach:**
 - i. **for allocated sites and sites not allocated in this plan of 50 dwellings or more, heathland mitigation and nitrate mitigation will be secured through S106 agreements whereas mitigation of recreation impacts on Poole Harbour will be secured through CIL**
 - ii. **for small sites and windfall developments of less than 50 dwellings, all habitats mitigation will be secured through CIL;**
- c. local transport, health and green ~~formal and informal recreation, sport and/or~~ open space improvements to address site specific impacts will be secured through S106 agreements on allocated sites. Site specific **transport and health** infrastructure requirements are set out in the site policies and evidenced in the Infrastructure Development Plan. A contribution of £80 per house will be collected towards extending GP

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

facilities, where the local surgery is at capacity. These rates may be revised by the relevant health body.

Contributions to off-site open space/recreation improvements will be secured through S106 agreements;

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 70: Chapter 6, Infrastructure, paragraph 245

Submission draft text:

245 A range of documents provide guidance to the Council and applicants on improving accessibility and shaping development proposals. These include: the Manual for Streets 2, Dorset Rural Roads Protocol, Coastal Car Park Design Guide and Non-residential car parking guidance.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification adjusts supporting text in line with Building Regulations.
- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012).

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 71: Chapter 6, Infrastructure, Policy I2

Submission draft policy:

Policy I2: Improving accessibility and transport

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

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

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

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

- d. are located in the most accessible location and ideally reduce the need to travel;
- e. maximise the use of alternative and sustainable forms of travel;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- f. are supported by a detailed transport assessment and a travel plan where it is likely the proposal would result in significant transport implications;
- g. provide appropriate access to local services and facilities by foot, cycle and public transport, and safe and convenient connections to existing routes and public rights of way;
- h. do not compromise highway safety(including access for emergency vehicles), and/or contribute towards new/improved access to the highway and improvement of the local highway;
- i. provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines;
- j. where appropriate make provision in agreement with the Council and Highway Authority, for new electric vehicle charging points; and
- k. provide the infrastructure required for Superfast Broadband.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012.
- To ensure that the local plan is effective. The proposed Main Modification reflects that further site specific consultation may be required with energy suppliers to ensure capacity in the existing electricity network. The allowance in the viability assessment (£500 per dwelling) may not be sufficient to meet costs.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective and consistent with national planning policy. The proposed Main Modification clarifies the relationship between strategic and local planning policy in relation to accessibility and transport.
- To ensure that the local plan is effective. The proposed Main Modification clarifies the relationship between the requirements in Policy I2 and non-strategic policies in neighbourhood development plans.

Amended policy:

Policy I2: Improving accessibility and transport

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

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

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

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

- d. are located in the most accessible location and ideally reduce the need to travel;

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- e. maximise the use of alternative and sustainable forms of travel;
- f. are supported by a detailed transport assessment and a travel plan where it is likely the proposal would result in significant transport implications;
- g. provide appropriate access to local services and facilities by foot, cycle and public transport, and safe and convenient connections to existing routes and public rights of way;
- h. do not compromise highway safety(including access for emergency vehicles), and/or contribute towards new/improved access to the highway and improvement of the local highway;
- i. provide for adequate parking levels (~~in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines~~ **across Purbeck**);
- j. where appropriate make provision in agreement with the Council and Highway Authority, for new electric vehicle charging points; and
- k. provide the infrastructure required **to achieve links between homes and the high-speed electronic communications network.** ~~for Superfast Broadband~~ **Where there is no provision of high speed electronic communications infrastructure locally and/or provision on unallocated sites would impact significantly on viability of the development, the Council expects applicants to submit evidence to demonstrate this. The applicant may be expected to fund the independent verification of a submitted viability assessment by a person appointed by the Council.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Local vehicle parking provision

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 72: Chapter 6, Infrastructure, paragraph 249

Submission draft text:

249 The Council is developing a Green Infrastructure Strategy. Once in place this strategy will outline how and where green infrastructure across the District can be enhanced to deliver benefits for residents, wildlife and the environment. The strategy will co-ordinate existing schemes and plans addressing specific green infrastructure related issues in Purbeck. Examples include recreational pressures on the areas of protected heathlands and the excessive concentration of nitrogen in Poole Harbour. It will seek to promote alternatives to manage and mitigate these issues.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The Main Modification clarifies the relationship between Policy I3 and non-strategic policies in neighbourhood development plans relating to local green space.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

robust local evidence.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 73: Chapter 6, Infrastructure, Policy I3

Submission draft policy:

Policy I3: Green infrastructure, trees and hedgerows

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

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

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification reflects paragraph 174 of the National Planning Policy Framework, which requires council's to protect and enhance biodiversity through conservation/restoration/enhancement of ecological networks and by 'pursuing opportunities for securing measurable net gains for biodiversity.'
- To ensure that the local plan is effective. The proposed Main Modification clarifies the relationship between the requirements in Policy I4 and non-strategic policies in neighbourhood development plans relating to local green space.

Amended policy:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy I3: Green infrastructure, trees and hedgerows

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

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

Local green space

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 74: Chapter 6, Infrastructure, paragraph 253

Submission draft text:

253 The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision. A Dorset wide playing pitch strategy is also in preparation. The requirement for local play and other open space facilities will be considered on a site by site basis to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.

Justification for proposed Main Modification:

- To ensure that the local plan is effective and justified. The proposed Main Modification provides clarification by adding reference to emerging evidence and the current policy position with regards to recreation, sport and open space.

Amended text:

253 The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision. A rural Dorset Council wide playing pitch strategy is also in preparation. ~~and will be completed by July 2019.~~ The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision. The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected ~~to meet follow~~ have regard to the Fields in Trust guidance for outdoor sport and play, October 2015.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 75: Chapter 6, Infrastructure, Policy I4

Submission draft policy:

Policy I4: Recreation, sport and open space

New facilities

Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site to achieve the identified Fields in Trust benchmark guidelines. Facilities should be designed to provide for lifetime use. In exceptional circumstances only, the Council will consider a financial contribution to provide and/or enhance facilities off-site.

Safeguarding existing facilities

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

Replacement Facilities

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

Justification for proposed Main Modification:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- To ensure that the local plan is effective. The proposed Main Modification ensures consistency with the drafting of policy H3 clause f which requires development on allocated sites to 'provide suitability designed green space following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard for England.
- To ensure that the local plan is legally compliant and effective. The proposed Main Modification deletes the reference to Supplementary Planning Documents or other standalone documents in the policy as this would give them status as part of the development plan without these documents being subject to the same statutory processes of preparation, consultation and examination (as specified in the Planning and Compulsory Purchase Act 2004 and Town and County Planning (Local Planning) (England) Regulations 2012.

Amended policy:

Policy I4: Recreation, sport and open space

New facilities

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

Safeguarding existing facilities

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

would outweigh the loss of the current or former use.

Replacement Facilities

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257

Submission draft text:

256	<p>The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;</p> <ul style="list-style-type: none">a. has the potential to make positive and beneficial use of the green belt;b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;c. enhances biodiversity within the proposed holiday park; and,d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.
257	<p>Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.</p>

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Amended text:

256 ~~The Council is aware of a proposal for t~~The siting of a holiday park at the junction of the A35 and B3075 roads which **would**, by way of compensatory mitigation measures, meet the identified need for a strategic SANG in this part of the District. **The Green Belt boundaries at Morden Park as altered through this plan allow the land to be re-developed as a holiday park.** ~~The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting~~ **to enable the development of an** adjacent holiday park. ~~The Council will need to be satisfied that the proposal;~~

- ~~a. has the potential to make positive and beneficial use of the green belt;~~
- ~~b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;~~
- ~~c. enhances biodiversity within the proposed holiday park; and,~~
- ~~d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.~~

257 ~~Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans and costings, to be agreed with both Natural England and the Council. **The holiday park promoters will be required to fund a masterplan for the delivery of a SANG and holiday park of up to 100 units to include development proposals, management plans and costings that is agreed with Dorset Council and Natural England prior to a planning application being made.**~~

Proposed Main Modification (MM) 77: Chapter 6, Infrastructure, Policy I5

Submission draft policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Amended policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England. **The holiday park will only be permitted to facilitate the delivery of the SANG. The SANG must be completed and open for use before use of the holiday park begins.**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

- a. Stock proof fencing to enable free running dogs;**
- b. New woodland planting;**
- c. Dog access to the stream;**
- d. Footpath routes;**
- e. Visitor management and monitoring;**
- f. Hardening up of boundaries to divert the public from heathland;**
- g. Possible grazing compartments; and**
- h. New car park to intercept users which may be up to 30 spaces over time.**

This list is not exhaustive.

A masterplan must be submitted with the planning application for the holiday park and SANG. This masterplan must include a management plan for the holiday park including:

- i. Restoration of ancient woodland;**
- j. Restoration of heathland to the west of the lake and stream;**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

k. Biodiversity gains;

l. Eradication of rhododendron; and

m. Measures to manage visitor access to sensitive areas.

This list is not exhaustive.

The promoter of the holiday park will need to demonstrate that the holiday park can support the SANG provision in perpetuity.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 78: Chapter 6, Infrastructure, Policy I6

Submission draft policy:

Policy I6: Wareham integrated health and social care

The former Middle School at Worgret Road, Wareham as identified on the policies map will be developed to enable the relocation of existing health care facilities from Streche Road, Wareham and provide an integrated health and social care hub.

Justification for proposed Main Modification:

- To ensure that the local plan is legally compliant. The proposed Main Modification defines the need for robust screening of likely significant effects and that appropriate mitigation is secured to avoid adverse effects on habitat sites.

Amended policy:

Policy I6: Wareham integrated health and social care

The former Middle School at Worgret Road, Wareham as identified on the policies map will be developed to enable the relocation of existing health care facilities from Streche Road, Wareham and provide an integrated health and social care hub. **The impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).**

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 79: Chapter 6, Infrastructure, paragraph 266

Submission draft text:

266 Community facilities provide for the health and wellbeing; social; educational; spiritual; recreational; leisure and cultural needs of the community. These include: rail infrastructure; post offices; village/local shops; financial/banking facilities; public houses; garages; petrol stations; cafés; restaurants; community halls; places of worship; nursing homes; rest homes; dental practices; doctors' surgeries; health centres; pharmacies; hospices; schools and education facilities; libraries; recreational facilities (such as children's play areas and sports fields); child nurseries; museums; performance arts; art galleries; concert halls; public art; and cinemas.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification provides necessary clarity for decision making.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 80: Chapter 6, Infrastructure, paragraph 269

Submission draft text:

269 The Council's policy for the retention of community facilities includes a requirement for applicants to submit appropriate evidence if the loss of a community facility is to be justified. Further detailed guidance on the information that must be provided for such applications is provided on the Council's website and will be highlighted as a requirement for the validation of planning applications through any pre-application discussions.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification provides necessary clarity for decision making.

Amended text:

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 81: Chapter 6, Infrastructure, Policy 17

Submission draft policy:

Policy 17: Community facilities and services

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

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

New development and provision of community facilities and services

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Replacement facilities and services

Development (including change of use) that would replace an existing community facility/service with a new community facility or service will only be permitted if:

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

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

Safeguarding existing facilities and services

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

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

Justification for proposed Main Modification:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

- Criterion omitted in error. The revised Community Facilities policy, including a clause about treating public services differently, was consulted on during the options consultation. A further amendment is proposed to encompass a wider range of circumstances.
- To ensure that the local plan is effective. The proposed Main Modification clarifies the evidence that it expects applicants to provide when assessing applications relating to public services and facilities provided or delivered by public bodies, private bodies and non-profit organisations.

Amended policy:

Policy I7: Community facilities and services

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

- a. the use cannot reasonably be met within a settlement, and the facility:
 - iv. meets an identified local need;
 - v. is located close to a settlement in an accessible location; and
 - vi. its impact on landscape, environment and local character is minimised

New development and provision of community facilities and services

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

Where a development would generate its own pressures that would require the delivery of specific supporting community facilities and services, the Council will expect such facilities and services to be delivered on-site or close by. Alternatively, where an applicant can provide robust justification, the

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Council will, in the first instance, seek to secure off-site provision of the equivalent value of on-site provision and where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on-site provision.

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

Replacement facilities and services

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

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

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

Safeguarding existing facilities and services

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 82: Chapter 7, Implementation delivery and monitoring, monitoring framework

Submission draft text:

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

Vision and objectives

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

Environment

Policy	Targets	Monitoring details
Policy E1: Landscape	Conserve and enhance designated and non-designated landscapes.	Use of Policy E1 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E2: Historic environment	Conserve and enhance heritage assets.	Use of Policy E2 in refusing planning applications to be monitored and trends reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy E3: Renewable energy	Renewable energy development proposals appropriately sited.	Monitoring of planning applications for renewable energy uses to be reported in the authority monitoring report.
Policy E4: Assessing flood risk	No planning applications approved contrary to the advice of Environment Agency on flooding grounds.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E5: Sustainable drainage systems	No planning applications approved contrary to the advice of Lead Local Flood Authority.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E6: Coastal change management areas	No new homes developed in the coastal change management areas.	Use of Policy E6 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	Use of Policy E7 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E8: Dorset heathlands	No residential, tourist accommodation or equestrian related development within 400m of protected heathlands. Appropriate mitigation provided for development within 5km of protected heathlands.	Progress on delivery of mitigation reported annually in the CIL and Section 106 monitoring report. Access Monitoring and visitor data, along with any data on habitat conditions will be reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy E9: Poole Harbour	No development allowed that leads to adverse impact on Poole Harbour. Appropriate mitigation provided in line with nitrogen reduction in Poole Harbour SPD and emerging recreation in Poole Harbour SPD.	Progress on delivery of mitigation reported annually in the CIL and Section 106 monitoring report.
Policy E10: Biodiversity and geodiversity	Conserve and enhance biodiversity and geodiversity.	Use of Policy E10 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E11: Development next to sewage treatment works and pumping stations	Development close to sewage treatment works only permitted where neighbour amenity impacts are acceptable.	Use of Policy E11 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E12: Design	High quality standard of design in development.	Number of appeals allowed following refusal on design grounds to be monitored and trends reported in the authority monitoring report.

Housing

Policy	Targets	Monitoring details

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

	Policy H1: Local housing requirement	Deliver 168 houses per year.	Progress on housing delivery to be reported in the authority monitoring report.	
	Policy H2: The housing land supply	<p>Deliver the following housing:</p> <ul style="list-style-type: none"> • 470 homes at Wool; • 490 homes at Moreton Station / Redbridge Pit; • 150 homes at Lytchett Matravers; • 90 homes at Upton; • 150 homes through Swanage Local Plan; • 300 homes through Wareham Neighbourhood Plan; • 105 homes through Bere Regis Neighbourhood Plan; and <p>933 homes through small sites and windfall</p>	Progress on housing delivery to be reported in the authority monitoring report.	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H3: New housing development requirements	Ensure housing allocation sites deliver necessary supporting infrastructure, affordable housing and mitigation.	Progress on delivery of mitigation reported annually in the CIL and Section 106 monitoring report.
Policy H4: Moreton Station / Redbridge Pit	Deliver 490 homes, a 65 bed care home and necessary infrastructure at Moreton Station / Redbridge Pit.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of mitigation reported annually in the CIL and Section 106 monitoring report.
Policy H5: Wool	Deliver 470 homes, a 65 bed care home and necessary infrastructure at Wool.	
Policy H6: Lytchett Matravers	Deliver 150 homes and necessary infrastructure at Lytchett Matravers.	
Policy H7: Upton	Deliver 90 homes and necessary infrastructure at Upton.	
Policy H8: Small sites next to existing settlements	Ensure spread of new housing across the District.	Progress on delivery of housing numbers delivered in relation to the small sites policy to be reported in the authority monitoring report.
Policy H9: Housing mix	Housing developments to reflect the variety in sizes of market and affordable homes recommended by the latest SHMA update.	Progress on housing delivery to be reported in the authority monitoring report.
Policy H10: Part M of the Building Regulations	Ensure percentage of homes on developments have increased accessibility.	Planning applications to be monitored and reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H11: Affordable housing	<ul style="list-style-type: none"> • Delivery of 40% of affordable homes on sites of 10 or more homes • Delivery of 20% as a commuted sum for affordable housing for 2-9 homes 	Progress on affordable housing delivery to be reported in the authority monitoring report.
Policy H12: Rural exception sites	Deliver affordable homes in rural areas.	Progress on affordable housing delivery to be reported in the authority monitoring report.
Policy H13: Rural workers homes in the countryside	Deliver homes required to support appropriate economic growth in rural areas.	Monitoring of planning applications for rural workers homes to be reported in the authority monitoring report.
Policy H14: Second homes	All new homes in the AONB, small sites and rural exception sites used as principal residence.	Use of planning condition to secure principal residence in appropriate areas reported in the authority monitoring report.
Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople.	Work with neighbouring councils to deliver joint DPD and approve applications for appropriate sites.	Progress on housing delivery to be reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Economy

Policy	Targets	Monitoring details
Policy EE1: Employment land supply	Maintain a supply of employment land and delivery of allocated sites.	Progress on strategic employment sites to be reported in the authority monitoring report.
Policy EE2: Planning for employment	Protect existing employment land	Monitoring of planning applications involving the loss of land, floor space or premises on employment sites (B use classes) to be reported in the authority monitoring report.
Policy EE3: Vibrant town and local centres	Appropriate retail provision.	Monitoring of planning applications for retail uses to be reported in the authority monitoring report.
Policy EE4: Supporting vibrant and attractive tourism	High quality tourism accommodation.	Monitoring of planning applications for retail tourism accommodation be reported in the authority monitoring report.

Infrastructure

Policy	Targets	Monitoring details
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress on transport projects reported annually in the CIL and Section 106 monitoring report.
		Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report. SANG monitoring will be reported in the authority monitoring report.
Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Justification for proposed Main Modification:

- To ensure the local plan is effective. The proposed Main Modification is required to ensure consistency with other Proposed Main Modifications listed in this schedule.

Amended text:

275	The monitoring framework sets out how the Council will monitor the Purbeck Local Plan policies.
Vision and objectives	
Policy	Targets
	Monitoring details

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

Environment

Policy	Targets	Monitoring details
Policy E1: Landscape	Conserve and enhance designated and non-designated landscapes.	Use of Policy E1 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E2: Historic environment	Conserve and enhance heritage assets.	Use of Policy E2 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E3: Renewable energy	Renewable energy development proposals appropriately sited.	Monitoring of planning applications for renewable energy uses to be reported in the authority monitoring report.
Policy E4: Assessing flood risk	No planning applications approved contrary to the advice of Environment Agency on flooding grounds.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E5: Sustainable drainage systems	No planning applications approved contrary to the advice of Lead Local Flood Authority.	Planning applications to be monitored and reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy E6: Coastal change management areas	No new homes developed in the coastal change management areas.	Use of Policy E6 in refusing planning applications to be monitored and trends reported in the authority monitoring report.	
Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	Use of Policy E7 in refusing planning applications to <u>Number of applications refused because of a negative Appropriate Assessment will</u> be monitored and trends reported in the authority monitoring report.	
Policy E8: Dorset heathlands	No residential, tourist accommodation or equestrian related development within 400m of protected heathlands. Appropriate mitigation provided for development within 5km of protected heathlands.	Progress on delivery of mitigation projects <u>will be</u> reported annually in the CIL and Section 106 monitoring Annual Infrastructure Statement. Access monitoring and visitor data, along with any data on <u>species monitoring and</u> habitat conditions will be reported in the authority monitoring report published when available.	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy E9: Poole Harbour	No development allowed that leads to adverse impact on Poole Harbour. Appropriate mitigation provided in line with nitrogen reduction in Poole Harbour SPD and emerging recreation in Poole Harbour SPD.	Progress on delivery of mitigation projects reported annually in the CIL and Section 106 monitoring report. <u>will be reported in the Annual Infrastructure Statement.</u> <u>Any reports on habitat conditions or trends in protected species within the SPA/SAC will be published.</u>
Policy E10: Biodiversity and geodiversity	Conserve and enhance biodiversity and geodiversity.	Progress on delivery of mitigation projects reported annually in the CIL and Section 106 monitoring report. <u>will be reported in the Annual Infrastructure Statement.</u> <u>Any reports on habitat conditions or trends in protected species within the SPA/SAC will be published.</u>
Policy E11: Development next to sewage treatment works and pumping stations	Development close to sewage treatment works only permitted where neighbour amenity impacts are acceptable.	Use of Policy E11 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E12: Design	High quality standard of design in development.	Number of appeals allowed following refusal on design grounds to be monitored and trends reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Housing		
Policy	Targets	Monitoring details
Policy H1: Local housing requirement	Deliver 180 168 houses per year.	Progress on housing delivery to be reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

	<p>Policy H2: The housing land supply</p>	<p>Deliver the following housing:</p> <ul style="list-style-type: none"> • 470 homes at Wool; • 490 homes at Moreton Station / Redbridge Pit; • 150 homes at Lytchett Matravers; • 90 homes at Upton; • 40 150 homes through Swanage Local Plan; • 207 300 homes through Wareham Neighbourhood Plan; • 105 homes through Bere Regis Neighbourhood Plan; and <p>933 950 homes through small sites and windfall.</p>	<p>Progress on housing delivery to be reported in the authority monitoring report.</p>	
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Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H3: New housing development requirements	Ensure housing allocation sites deliver necessary supporting infrastructure, affordable housing and mitigation.	Progress on delivery of mitigation infrastructure reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy H4: Moreton Station / Redbridge Pit	Deliver 490 homes, a 65 bed care home extra care units and necessary infrastructure at Moreton Station / Redbridge Pit.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of mitigation infrastructure reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy H5: Wool	Deliver 470 homes, a 65 bed care home extra care units and necessary infrastructure at Wool.	
Policy H6: Lytchett Matravers	Deliver 150 homes and necessary infrastructure at Lytchett Matravers.	
Policy H7: Upton	Deliver 90 homes and necessary infrastructure at Upton.	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<p>Policy H8: Small sites next to existing settlements</p>	<p>Ensure spread of new housing across the District.</p>	<p>Progress on delivery of housing numbers delivered in relation to the small sites policy to be reported in the authority monitoring report. <u>Monitor the number and spatial distribution of homes permitted on small sites to ascertain whether the cumulative impacts of development are likely to have significant effects on European sites that would require specific mitigation.</u></p>	
<p>Policy H9: Housing mix</p>	<p>Housing developments to reflect the variety in sizes of market and affordable homes recommended by the <u>2015 SHMA, the latest 2018 SHMA update or other recent evidence.</u></p>	<p>Progress on housing delivery to be reported in the authority monitoring report.</p>	
<p>Policy H10: Part M of the Building Regulations <u>Adaptable and accessible homes.</u></p>	<p>Ensure percentage of homes on developments have increased accessibility.</p>	<p>Planning applications to be monitored and reported in the authority monitoring report.</p>	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H11: Affordable housing	<p>Delivery of 40% of affordable homes on <u>greenfield development</u> sites of 10 or more homes.</p> <p><u>Delivery of 30% of affordable homes on brownfield development sites of 10 or more homes.</u></p> <p>Delivery of 20% as a commuted sum for affordable housing for 2-9 homes.</p>	Progress on affordable housing delivery to be reported in the authority monitoring report.	
Policy H12: Rural exception sites	Deliver affordable homes in rural areas.	Progress on affordable housing delivery to be reported in the authority monitoring report.	
Policy H13: Rural workers homes in the countryside	Deliver homes required to support appropriate economic growth in rural areas.	Monitoring of planning applications for rural workers homes to be reported in the authority monitoring report.	
Policy H14: Second homes	All new homes, <u>other than replacement homes</u> , in the AONB, small sites and rural exception sites used as principal residence.	Use of planning condition to secure principal residence in appropriate areas reported in the authority monitoring report.	

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople.	Work with neighbouring council to deliver joint DPD and <u>Approve applications for appropriate sites <u>and work on development strategy for meeting needs in the Dorset Council Local Plan.</u></u>	Progress on housing delivery to be reported in the authority monitoring report.
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Economy

Policy	Targets	Monitoring details
Policy EE1: Employment land supply	Maintain a supply of employment land and delivery of allocated sites.	Progress on strategic employment sites to be reported in the authority monitoring report.
Policy EE2: Planning for employment	Protect existing <u>safeguarded</u> employment land	Monitoring of planning applications involving the loss of land, floor space or premises on employment sites (B use classes) to be reported in the authority monitoring report.
Policy EE3: Vibrant town and local centres	<u>Support</u> A appropriate retail provision.	Monitoring of planning applications for retail uses to be reported in the authority monitoring report.
Policy EE4: Supporting vibrant and attractive tourism	<u>Support</u> H high quality tourism accommodation.	Monitoring of planning applications for retail tourism accommodation be reported in the authority monitoring report.

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Infrastructure		
Policy	Targets	Monitoring details
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority. Monitoring

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG to assist in mitigating smaller housing development in the District.	<p>Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u></p> <p>SANG monitoring will be reported in the authority monitoring report.</p>
Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	<p>Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u></p> <p>Use of Policy I7 in refusing planning applications to be monitored and trends reported in the authority. Monitoring report.</p>
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy.	Summary of approach to Monitoring.	n/a

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Main Modification (MM) 83: Glossary, insert definitions

Justification for proposed Main Modification:

- To ensure the local plan is effective. The proposed Main Modification is required to support proper interpretation of policies in the local plan, and in response to changes suggested in the schedule of proposed Main Modifications.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 84: Insert Appendix 1

Justification for proposed Main Modification:

- To ensure the local plan is effective. The proposed Main Modification is required to support proper interpretation of policies in the local plan.

Amended text:

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

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

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

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

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

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

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

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

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

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

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

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

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

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

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

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

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

The Dorset Heathlands Planning Framework 2020 – 2025, Supplementary Planning Document, (April 2020) (Relating to the assessment of the impacts of development on Dorset Heathlands as required by: Policy

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

E8: Dorset heathlands, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlement and H12: Rural exception sites);

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

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

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

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

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

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

Proposed Main Modification (MM) 85: Insert Appendix 2

Justification for proposed Main Modification:

- To ensure the local plan is consistent with national policy. The proposed Main Modification reflects paragraph 68 a) of the National Planning Policy Framework states that local plans should ‘identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare’. Appendix 2 identifies these sites.

Amended text:

<u>Appendix 2 – small and medium sized sites</u>		
<u>Potentially suitable small sites (Policy H8).</u>		
<u>Site</u>	<u>SHLAA Reference</u>	<u>Council Estimated Capacity</u>
<u>West Lane Stoborough Fields, Stoborough (approximately 0.5 ha)</u>	<u>SHLAA/0001</u>	<u>11</u>
<u>West Lane, Stoborough (approximately 0.63 ha)</u>	<u>SHLAA/0002</u>	<u>11</u>
<u>Site opposite depot, East Chaldon (approximately 0.17 ha)</u>	<u>SHLAA/0013</u>	<u>4</u>
<u>Prospect Farm, Swanage (approximately 1 ha)</u>	<u>SHLAA/0055</u>	<u>29</u>
<u>Opposite Wilton Cottage, West Lulworth (approximately 0.67 ha)</u>	<u>SHLAA/0066</u>	<u>4</u>
<u>Adjacent to the Hall, Church Road, West Lulworth (approximately 0.35 ha)</u>	<u>SHLAA/0067</u>	<u>4</u>
<u>Adjacent to Thornicks House, Winfrith Newburgh (approximately 0.841 ha)</u>	<u>SHLAA/0070</u>	<u>9</u>
<u>Draytons Dairy, School Lane, Winfrith Newburgh (approximately 0.5 ha)</u>	<u>SHLAA/0072</u>	<u>7</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>Rear 1 and 2 High Street, Winfrith Newburgh (approximately 0.43 ha)</u>	<u>SHLAA/0076</u>	<u>8</u>
<u>Maple Lodge, Moreton Station (approximately 0.76 ha)</u>	<u>SHLAA/0096</u>	<u>15</u>
<u>Opposite Brook House, Water Lane, Winfrith Newburgh (approximately 0.29 ha)</u>	<u>SHLAA/0118</u>	<u>7</u>
<u>Land adjacent to 1 Church Road, West Lulworth (approximately 0.31 ha)</u>	<u>SHLAA/0113</u>	<u>4</u>
<u>Adjacent to the Bungalow, Chydyok Road, East Chaldon (approximately 0.25ha)</u>	<u>SHLAA/0114</u>	<u>4</u>
<u>Opposite Draytons Dairy, School Lane, Winfrith Newburgh (approximately 0.12 ha)</u>	<u>SHLAA/0117</u>	<u>3</u>
<u>Opposite Garage, East Lulworth (approximately 0.14 ha)</u>	<u>SHLAA/0120</u>	<u>3</u>
		Total : 123

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

<u>Made Bere Regis Neighbourhood Plan</u>		
<u>Site location</u>	<u>Policy Reference</u>	<u>Council Estimated capacity</u>
<u>Bere Regis, Former School Site (approximately 0.7 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>23</u>
<u>Bere Regis, North Street (approximately 0.6 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>12</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>Bere Regis, Tower Hill (approximately 0.1 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>2</u>
<u>Bere Regis, White Lovington (approximately 1 ha)</u>	<u>Policy BR7: Residential Development</u>	<u>17</u>
		<u>Total:54</u>
<u>Emerging Wareham Neighbourhood Plan</u>		
<u>Site location</u>	<u>Reference (policy references are taken from the emerging Wareham Neighbourhood Plan and may be subject to change)</u>	<u>Council Estimated capacity</u>
<u>Wareham, Johns Road (approximately 0.28ha)</u>	<u>(Policy H6)</u>	<u>15</u>
<u>Wareham, Former Gasworks and Autopoints Sits (approximately 0.41 ha)</u>	<u>(Policy H7)</u>	<u>20</u>
<u>Wareham, Hospital and Health Centre Site (approximately 0.85ha)</u>	<u>(Policy H8)</u>	<u>40</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>Wareham, Anglebury Court, Bonnets Lane (approximately 0.56ha)</u>	<u>(Policy GS3)</u>	<u>42</u>
		<u>Total:117</u>

Small and medium sized sites with planning permission (at 31st March 2020)

<u>Site location</u>	<u>Planning Reference</u>	<u>Commitment on site</u>
<u>Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH</u>	<u>6/2017/0176</u>	<u>2</u>
<u>Hillcrest, 8 Durlston Road, Swanage, BH19 2DL</u>	<u>6/2018/0577</u>	<u>4</u>
<u>37 Commercial Road, Swanage</u>	<u>6/2015/0727</u>	<u>1</u>
<u>5- Land adjacent to Olive Cottage, Cliff Place, Marshall row BH19 2PL</u>	<u>6/2016/0733</u>	<u>1</u>
<u>Land adj. 1A Battlemead, Swanage, BH19 1PH</u>	<u>6/2019/0492</u>	<u>1</u>
<u>15C Commercial Road, Swanage, BH19 1DF</u>	<u>6/2018/0076</u>	<u>1</u>
<u>68 Queens Road, Swanage BH19 2EX</u>	<u>6/2016/0472</u>	<u>1</u>
<u>3 Highcliffe Road, Swanage, Dorset. BH19 1LW.</u>	<u>6/2016/0276</u>	<u>1</u>
<u>Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ</u>	<u>6/2017/0439</u>	<u>2</u>
<u>The Pier Head, 1 High Street, Swanage BH19 2AQ</u>	<u>6/2017/0293</u>	<u>6</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>4 Russell Avenue, Swanage, BH19 2EB</u>	<u>6/2019/0045</u>	<u>1</u>
<u>29 South Road, Swanage, BH19 2QR</u>	<u>6/2017/0448</u>	<u>1</u>
<u>78 Ulwell Road, Swanage, BH19 1LN</u>	<u>6/2018/0411</u>	<u>1</u>
<u>Castleton Hotel 1 Highcliffe Road Swanage BH19 1LW</u>	<u>6/2018/0447</u>	<u>1</u>
<u>Land to the rear of 15 Sydenham Road, Swanage, BH19 2JX</u>	<u>6/2018/0226</u>	<u>1</u>
<u>The Reading Room, 36 Bell Street, Swanage, BH19 2SA</u>	<u>6/2019/0073</u>	<u>1</u>
<u>128-132 High Street, Swanage, BH19 2PA</u>	<u>6/2018/0105</u>	<u>1</u>
<u>251 High Street, Swanage, BH19 2NG</u>	<u>6/2018/0556</u>	<u>2</u>
<u>Newsquest Hampshire, 21B Commercial Road, Swanage, BH19 1DF</u>	<u>PDD/2019/0001</u>	<u>1</u>
<u>27 Station Road, Swanage, BH19 1AD</u>	<u>6/2019/0366</u>	<u>1</u>
<u>Park Farm Cottage, Poole Road,Upton, BH16 5LW</u>	<u>6/2017/0323</u>	<u>-1</u>
<u>625 Blandford Road, Upton, Poole, BH16 5ED</u>	<u>6/2017/0400</u>	<u>1</u>
<u>71 Dorchester Road, Upton BH16 5NN</u>	<u>6/2018/0207</u>	<u>1</u>
<u>20 Heights Approach, Upton, BH16 5QZ</u>	<u>6/2019/0407</u>	<u>1</u>
<u>78 Dorchester Road Upton, BH16 5NT</u>	<u>6/2017/0119</u>	<u>1</u>
<u>Store to r/o 18 & 20 South Street, Trinity Lane, Wareham</u>	<u>6/2015/0475</u>	<u>1</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>West Mill Farm, Wareham Common, Wareham, BH20 6AA</u>	<u>6/2018/0084</u>	<u>1</u>
<u>Cottee and son, East Street, Wareham, BH20 4NR</u>	<u>6/2018/0611</u>	<u>9</u>
<u>18 West Street, Wareham BH20 4JX</u>	<u>6/2019/0192</u>	<u>4</u>
<u>132 Northmoor Way, Wareham</u>	<u>6/2019/0397</u>	<u>1</u>
<u>28 Tarrant Drive, Wareham, BH20 4EP</u>	<u>6/2017/0440</u>	<u>1</u>
<u>35 Sherford Close, Wareham, BH20 4JL</u>	<u>6/2018/0539</u>	<u>1</u>
<u>8 Egdon Road, Wareham, BH20 4DA</u>	<u>6/2017/0307</u>	<u>1</u>
<u>9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU</u>	<u>6/2017/0232</u>	<u>1</u>
<u>12 Daniel Drive, Wareham, BH20 4RU</u>	<u>6/2017/0375</u>	<u>1</u>
<u>33 North Street, Wareham, BH20 4AD</u>	<u>6/2017/0747</u>	<u>1</u>
<u>12 to 16 Bere Road, Wareham BH20 4DD</u>		<u>4</u>
<u>149 Northmoor Way, Wareham, BH20 4EH</u>	<u>6/2019/0390</u>	<u>1</u>
<u>17 South Street, Wareham, BH20 4LR</u>	<u>6/2018/0043</u>	<u>1</u>
<u>18 West Street, Wareham BH20 4JX (different app)</u>	<u>6/2019/0185</u>	<u>1</u>
<u>4 Lampton Close, Wool, Wareham, BH20 6EW</u>	<u>6/2018/0404</u>	<u>1</u>
<u>151 Roke Road, Bere Regis, BH20 7JF</u>	<u>6/2017/0434</u>	<u>1</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>6 Colliers Lane, Wool, Wareham, BH20 6DL</u>	<u>6/2019/0241</u>	<u>1</u>
<u>Land adjacent Caroline Cottage, Prospect Road, Lytchett Matravers, BH16 6ED</u>	<u>6/2019/0548</u>	<u>2</u>
<u>3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY</u>	<u>6/2018/0374</u>	<u>1</u>
<u>The Barn, Bennic Farm, Dolmans Hill, Lytchett Matravers, Poole, BH16 6HP</u>	<u>6/2018/0216</u>	<u>1</u>
<u>Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP</u>	<u>PDA/2016/0002</u>	<u>1</u>
<u>The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS</u>	<u>6/2018/0081</u>	<u>1</u>
<u>169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA</u>	<u>6/2017/0206</u>	<u>1</u>
<u>86 Wareham Road, Lytchett Matravers BH16 6DT</u>	<u>6/2018/0362</u>	<u>2</u>
<u>Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ</u>	<u>6/2018/0645</u>	<u>7</u>
<u>Evergreen, Bailey's Drove, Wool</u>	<u>6/2015/0547</u>	<u>1</u>
<u>56 High Street, Lytchett Matravers BH16 6BH</u>	<u>6/2019/0182</u>	<u>1</u>
<u>Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB</u>	<u>6/2017/0661</u>	<u>2</u>
<u>Owls Farm, Dolmans Hill, Lytchett Matravers BH16 6HP</u>	<u>PDA/2020/0001</u>	<u>1</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>The Shooting Box, Middle Road, Lytchett Matravers BH16 6HJ</u>	<u>6/2019/0441</u>	<u>2</u>
<u>Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP</u>	<u>6/2019/0453</u>	<u>1</u>
<u>16 Foxhills Crescent, Lytchett Matravers BH16 6BE</u>	<u>6/2017/0511</u>	<u>1</u>
<u>Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU</u>	<u>6/2017/0169</u>	<u>1</u>
<u>18 Green Close, Bere Regis, Wareham, BH20 7LW</u>	<u>6/2018/0008</u>	<u>1</u>
<u>Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD</u>	<u>6/2019/0561</u>	<u>1</u>
<u>88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH</u>	<u>6/2017/0419</u>	<u>1</u>
<u>12 King George V Road, Bovington BH20 6JQ</u>	<u>6/2019/0247</u>	<u>3</u>
<u>53 Spring Street, Wool, BH20 6DB</u>	<u>6/2020/0012</u>	<u>1</u>
<u>Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ</u>	<u>6/2019/0523</u>	<u>7</u>
<u>Tanglefoot, East Burton Road, Wool, Wareham, BH20 6HF</u>	<u>6/2019/0001</u>	<u>1</u>
<u>48 East Street Corfe Castle BH20 5EQ</u>	<u>6/2019/0583</u>	<u>1</u>
<u>Bluebell Lodge, 142A Rye Hill, Bere Regis</u>	<u>6/2018/0428</u>	<u>1</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>Butchers Shop (and Galley), Main Road, West Lulworth BH20 5RL</u>	<u>6/2018/0221</u>	<u>1</u>
<u>Land adj 8 Arundel Terrace, Langton Matravers</u>	<u>6/2017/0343</u>	<u>1</u>
<u>Home Farm, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8DD</u>	<u>6/2019/0029</u>	<u>1</u>
<u>The Science Block, The Old Malthouse School, High Street, Langton Matravers, Swanage, BH19 3HB</u>	<u>6/2017/0226</u>	<u>2</u>
<u>Knoll Cottage Caravan Park, Gatemore Road, Winfrith Newburgh, Dorchester, DT2 8LD</u>	<u>6/2018/0324</u>	<u>4</u>
<u>West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA</u>	<u>6/2018/0653</u>	<u>9</u>
<u>Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB</u>	<u>6/2017/0030</u>	<u>1</u>
<u>43 Corfe Road, Stoborough, BH20 5AD</u>	<u>6/2019/0181</u>	<u>1</u>
<u>Abbascombe Farm, Worth Matravers BH19 3LF</u>	<u>6/2018/0410</u>	<u>1</u>
<u>Plot at Kingston Lane, Worth Matravers, BH19 3LE</u>	<u>6/2019/0470</u>	<u>1</u>
<u>Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX</u>	<u>6/2018/0037</u>	<u>3</u>
<u>West Morden Dairy, Kings Lane, West Morden, BH20 7EA</u>	<u>6/2015/0019</u>	<u>1</u>
<u>The Potting Shed, Glebe House, Bucknowle BH20 5NS</u>	<u>6/2019/0340</u>	<u>1</u>

Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)

<u>1 Stockford Cottages, East Stoke, Wareham, BH20 6AN</u>	<u>PDA/2019/0001</u>	<u>1</u>
<u>Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS.</u>	<u>6/2017/0225</u>	<u>-1</u>
<u>Barns at Woodstreet Farm, East Stoke</u>	<u>6/2015/0281</u>	<u>3</u>
<u>Hill View Farm, Church Lane, East Stoke, BH20 6AW</u>	<u>6/2017/0682</u>	<u>3</u>
<u>The Stable House & Adjacent Farm Buildings (part of Farmer Palmers Adventure Farm), Wareham Road, Organford, BH16 6EU</u>	<u>6/2018/0674</u>	<u>1</u>
<u>Chapel Cottage, Kingston Hill, Kingston, BH20 5LG</u>	<u>6/2019/0560</u>	<u>1</u>
<u>Kemps Country House, East Stoke, Wareham, BH20 6AL</u>	<u>6/2019/0090</u>	<u>6</u>
<u>Worgret Manor, Worgret Road, Wareham BH20 6AB</u>	<u>6/2017/0680</u>	<u>1</u>
<u>Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD</u>	<u>6/2016/0333</u>	<u>1</u>
		<u>Total: 152</u>