



Purbeck District Council

Thriving communities in balance
with the natural environment

CORE STRATEGY

2006-2026

Issues and Options

For

Detailed Development Control Policies

Consultation June 2008

Purbeck District Council
Westport House
Worgret Road
WAREHAM, Dorset BH20 4PP
Tel: (01929) 556561 Fax: (01929) 552688

Website: www.purbeck.gov.uk

Email: ldf@purbeck-dc.gov.uk



1. INTRODUCTION

In 2004 a new planning act was introduced by the Government requiring Local Authorities to produce a Core Strategy as part of their Local Development Framework (LDF). The LDF is the rough equivalent of the old Local Plan (Development Plan). As Purbeck has no up-to-date adopted Local Plan, and therefore no “saved policies” which can be carried forward into the new planning system, it is important to push forward with our Core Strategy which will set out the broad spatial policies for the District.

Purbeck’s Draft Core Strategy was consulted on in November 2006, and, following representations, has been amended. The draft Core Strategy broad policies as amended are contained within Section 9 of this document.

Government of the South West (GOSW) has now advised us that we should include a small number of Detailed Development Control policies within our Core Strategy. In the long run, this will save us time and resources, whilst also allowing us to provide greater certainty in the determination of planning applications in the short term. We have therefore put together an “Issues and Options paper” for these Development Control policies before we can incorporate them into the larger Core Strategy.

A Detailed Development Control Policy provides detailed guidance to be taken into consideration when making decisions on planning applications. In many cases, national guidance, regional guidance, Purbeck’s broad policies and other evidence will be sufficient. But where it is not, we need to produce additional policies to “fill the gaps”.

2. NATIONAL GUIDANCE

Government guidance on the preparation of the Core Strategy states that we should not repeat national guidance. We should only include policies that are locally distinctive to Purbeck and provide additional detail to national guidance set out in the Planning Policy Guidance/Statements (PPG/PPS), circulars and other supporting guidance. For example, there is no need to include a specific policy on protecting the Green Belt from development as this is already covered in sufficient detail by *PPG2 Green Belts*. The inclusion of a policy would be repetitive and unnecessary. We will therefore refer to the PPG2 in the Core Strategy and illustrate it on the Proposals Map, but we will not include a specific policy on Green Belt.

3. REGIONAL GUIDANCE

Policies within the Core Strategy must be in general conformity with Regional Guidance. The Panel Report on the Examination in Public into the Regional Spatial Strategy (RSS) has just been published in which changes to draft RSS policies have been recommended. These policies must also be taken into account when assessing the need for Detailed Development Control policies and for the wording of these policies.

4. LOCAL GUIDANCE

At a local level, it is the policies contained within the Core Strategy and other LDF documents that will be used to guide development. In preparing these statutory policies, we have gathered together a substantial amount of evidence, such as the Retail Study, Strategic Flood Risk Assessment and Townscape Character Assessment. This evidence is considered a material consideration and can also be used to help inform decision making on planning applications.

5. CORPORATE STRATEGY (2006 – 2011)

The Corporate Strategy links the work of the District Council with the national shared priorities and the priorities of the Purbeck Community Plan (see below).

The Council’s key priorities within the Strategy are aligned to its vision for Purbeck of “thriving communities in balance with the natural environment” and have been developed with specific targets to deliver them.

The overarching priority is to ‘**protect and enhance the natural environment**’, which underpins the strategy as a whole, and all other priorities need to respect it. The five priorities for change are as follows:

- Meeting the housing needs of local people.
- Helping People Access Services Locally and Meet Local Transport Needs.
- Improving the local economy.
- Enhancing the Quality of Life in Purbeck.
- Being recognised as an effective, motivated, customer-focused organisation.

6. PURBECK COMMUNITY PLAN (2006 – 2009)

Under the new planning system, the Core Strategy must reflect the spatial aspects of Purbeck's Community Plan. This means that the objectives of the Community Plan that can be addressed through the planning system need to be taken into account in our Core Strategy policies. The background paper entitled "Summary of Purbeck Community Plan Key Actions and Links to Core Strategy" (available on the Council's website) provides further details. The Community Plan has identified 5 priority themes, as follows:

- Priority 1: Crime reduction
 Priority 2: Affordable housing for everyone
 Priority 3: Transport
 Priority 4: Healthy lifestyle
 Priority 5: Young people

7. PARISH PLANS

The Council has been working in partnership with Dorset Community Action since 2002 to promote Parish Plans across the District. Parishes are now at different stages in the development of their plans, but the focus has always been to produce a document involving maximum community input and one to reflect those views and concerns of importance to individual communities. Community aspirations as set out in plans are taken into account when producing policy documents such as this one. For example, a common aspiration is for the retention of existing recreation facilities. This has been noted, and is included as a Draft Broad Policy.

A summary of the Parish Plan Actions and objectives are set out below:

Objectives	Affordable Housing Provision	Market Housing Provision	Identified Housing Sites / Proposals	Community facility provision / retention / enhancement	Open space / sport / recreation facility provision / retention / enhancement	New or improved employment workspace / provision	Additional shops /retention of existing	Accessibility & transportation related development / infrastructure	Environmental enhancements through development / improved infrastructure	Crime Prevention	Tourism development	Nature Conservation & Wildlife
Town / Parish												
Affpuddle & Turnerspuddle	✓	-	-	✓	✓	-	-	✓	✓ ¹	✓	✓	✓
Arne	✓	✓ ²	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bere Regis	✓	✓ ³	✓ ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chaldon Herring	✓	-	-	✓	✓	-	✓	✓	✓ ⁵	-	-	-
Church Knowle and Steeple	✓	-	✓ ⁶	✓	✓	✓	✓	✓	✓	-	-	-
Corfe Castle	✓	✓ ⁷	✓ ⁸	✓ ⁹	✓	✓	✓ ¹⁰	✓	✓ ¹¹	✓	✓	-
East Stoke	✓	-	-	✓	✓	✓	-	✓	✓ ¹³	✓	✓	✓

¹ Through Village Design Statement

Objectives	Affordable Housing Provision	Market Housing Provision	Identified Housing Sites / Proposals	Community facility provision / retention / enhancement	Open space / sport / recreation facility provision / retention / enhancement	New or improved employment workspace / provision	Additional shops / retention of existing	Accessibility & transportation related development / infrastructure	Environmental enhancements through development / improved infrastructure	Crime Prevention	Tourism development	Nature Conservation & Wildlife
Town / Parish												
				12								
Langton Matravers	✓	-	-	✓	✓	-	-	-	✓ ¹⁴	-	-	-
Lytchett Matravers	✓	✓ ¹⁵	-	✓	✓	✓	✓ ¹⁶	✓	✓ ¹⁷	✓	-	-
Lytchett Minster & Upton	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓
Morden	✓	✓ ¹⁸	-	✓	-	✓	-	✓	✓ ¹⁹	-	-	✓
Studland	✓			✓	✓		✓	✓	✓	✓	✓	✓
Swanage	✓	✓ ²⁰	✓ ²¹	✓	✓	✓	-	✓	✓	✓	✓	-
Wareham	✓	-	²²	✓	✓	✓	✓	✓	✓	✓	✓	-
West Lulworth	✓			✓	✓			✓	✓	✓	✓	✓

The paper entitled “Summary of Parish Action Objectives and Links to Core Strategy” (available on the Council’s website) provides further details.

8. LIST OF DRAFT SPATIAL OBJECTIVES

The Draft Core Strategy begins with a spatial vision for Purbeck and then spatial objectives to reflect this vision. The Draft Spatial Objectives are as follows:

1. *Respecting and reinforcing the functional character of Purbeck’s settlements*
2. *Meeting Purbeck’s housing needs*
3. *Reinforcing the vitality and viability of local shops, schools, services, recreation and community facilities*
4. *Reducing vulnerability to climate change*
5. *Ensuring high quality design*
6. *Protecting the cultural heritage and landscape of the District*
7. *Enhancing the biodiversity and protecting geodiversity of the District.*

² No large scale new development & only small family units

³ To meet local needs

⁴ Design and build small number of units possibly on Council owned land

⁵ Through Village Design Statement

⁶ Intend to identify site for Affordable Housing

⁷ Self Build, family housing and smaller units

⁸ Intend to identify site for Affordable Housing

⁹ Specifically, a new Doctors surgery.

¹⁰ Specifically supports fast food outlet, if viable proposition.

¹¹ With regard to potential highway improvements, including options for a bypass.

¹² Specifically the looking at ways to retain a village hall / secure replacement.

¹³ Through highway improvements – quiet lanes.

¹⁴ Through highway improvements – traffic calming.

¹⁵ No more huge estates and housing without supporting infrastructure

¹⁶ Specifically supports fast food outlet, if viable proposition

¹⁷ Foot path / cycle ways and bridleways; but note no more phone masts & Village Design Statement

¹⁸ Encourage the reuse of existing derelict buildings if development is to take place.

¹⁹ Prioritise safety improvements to Morden Park Corner

²⁰ Identify land suitable for a flexible housing stock which provides accommodation for local people with varying needs

²¹ Identify land suitable for a flexible housing stock which provides accommodation for local people with varying needs

²² Comments made in the main text, acknowledged that opposition to the previous Worret Manor proposal had been expressed by some of those completing the survey.

8. *Increasing employment opportunities*
9. *Promoting high quality, sustainable tourism*
10. *Providing an integrated transport system and better accessibility to services*

9. METHODOLOGY

Addressing each spatial objective, a Draft Broad Policy is set out, followed by a table indicating existing national, regional and local guidance. This may highlight the need for a more detailed policy.

Please note that we have not included any totals on housing, retail and employment as evidence gathering on this work is incomplete. We will consult on the level and location of development at a later date. Inclusion of the draft broad policies at this stage will help you appreciate the content covered by Core Strategy and help you identify what is missing and where a Detailed Development Control Policy may be required.

Please do not worry about the detailed wording of these Draft Broad Policies as they are only included for the purpose of helping with this consultation. We will be consulting on these policies at a later date, once we have completed the evidence gathering. However, if there are any Draft Broad Policies that you believe are omitted or unnecessary, please make this known to us in your response to this consultation.

You may need to use the Glossary (see Appendix) for acronyms such as PPS, PPG and so on. If you wish to read the relevant national, regional and local guidance in conjunction with this report, the following websites are recommended:

Planning Policy Statements and Planning Policy Guidance

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/>
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicyguidance/>

Draft Regional Spatial Strategy for the South West South West RSS Examination in Public

www.southwest-ra.gov.uk
<http://www.southwesteip.co.uk>

Local Guidance

<http://www.purbeck.gov.uk/default.aspx?page=7236>

In addition, we will put together a library of documents that can be made available at the Council Offices and in local libraries (where feasible).

10. IDENTIFIED ISSUES FOR INCLUSION INTO DETAILED DEVELOPMENT CONTROL POLICIES

The table below summarises the Draft Broad Policy, the Draft Detailed Development Control Policy and other relevant guidance. (X = Not required)

DRAFT BROAD POLICY	Draft Detailed Development Control Policy	SPD, DPD, AAP, Interim Guidance, Other Guidance
Spatial Objective 1: Respecting the Functional Character of Purbeck's Settlements		
Broad Location of Development	X	X
Swanage	X	X
Wareham	X	X
Upton	X	X
Winfrith Technology Centre, Wool & Bovington AAP	X	Winfrith Technology Centre, Wool & Bovington AAP
Key Villages	X	X
Smaller Villages	X	X
Countryside	Development in the Countryside	X
	Countryside Economy	X

Spatial Objective 2: Meeting Purbeck's Housing Needs		
General Housing Requirements	X	X
Affordable Housing	X	Delivering Affordable Housing Interim Planning Guidance
Rural Exception Sites	X	X
Gypsies, Travellers and Travelling Showpeople	Sites for Gypsies, Travellers and Travelling Showpeople	Gypsies and Travellers DPD

Spatial Objective 3: Reinforcing the Vitality and Viability of Local Shops, Schools, Services, Recreation and Community Facilities		
Retail Provision	Retail Provision	X
Community Facilities & Services	Community Facilities	X
Recreation and Sports Facilities and Public Open Space	Recreation and Sports Facilities and Public Open Space	X

Spatial Objective 4: Reducing Vulnerability to Climate Change		
Flooding and Coastal Erosion	Flood risk	Strategic Flood Risk Assessment SPD
Sustainable Construction	Sustainable Construction	Design SPD
Integrated Micro-Generation	Integrated Micro-Generation	X
Large-Scale Renewable Energy	Large-Scale Renewable Energy	X

Spatial Objective 5: Ensuring High Quality Design		
Design	Design	Design SPD

Spatial Objective 6: Protecting the Cultural Heritage and Landscape of the District		
Cultural Heritage and Landscape	Areas and Buildings of Character	X

Spatial Objective 7: Enhancing the Biodiversity and Geodiversity of the District		
Biodiversity and Geodiversity	Enhancement of Biodiversity in New Development	Heathlands Contributions Interim Guidance, Joint Heathlands DPD
	Enhancement of SNCIs and LNRs	X

Spatial Objective 8: Increasing Employment Opportunities		
Economy and Employment	Employment Development	X

Spatial Objective 9: Promoting High Quality, Sustainable Tourism		
Tourist Accommodation and Facilities	Retention of Tourist Accommodation	X

Spatial Objective 10: Providing an Integrated Transport System and Better Accessibility to Services		
Improving Accessibility	X	Interim Transport Contributions Policy

DRAFT BROAD POLICIES

Please write your answers to the questions on the response form, supplied separately.

1. DRAFT BROAD POLICY A: BROAD LOCATION OF DEVELOPMENT

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

This policy will include a table setting out the distribution of housing, employment and retail development in each settlement.

It will set out the level of development across the District in accordance with the emerging Regional Spatial Strategy – with development focused in the main towns of Swanage, Wareham, Upton. Some development will also be focused on the key villages in order to help sustain local services and facilities. Development in the smaller settlements will be limited to infill within settlement boundaries and to uses that are necessary to meet local needs.

The policy will provide for the provision of 100% affordable housing in the form of Rural Exception Sites enabling local housing need to be met on land within or adjoining rural settlements (with a population of below 3,000) in locations that would not normally be granted planning permission due to policy constraints.

Development in the wider countryside will only be permitted where it is essential and will not harm the surrounding landscape. All development should make best use of existing buildings or brownfield land in preference to greenfield sites.

Sites for Gypsies, Travellers, and Travelling Showpeople will be considered through a DPD prepared jointly by Bournemouth, Dorset and Poole Authorities

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy, Conservation Area Appraisals

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects Green Belt¹, AONB and most nature conservation sites from development. Core Strategy Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Core Strategy Broad Policies and SPD.

POLICY OPTIONS

 **Do you agree with this conclusion?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

¹ Purbeck District Council reaffirms its commitment to protection of the Green Belt

2. DRAFT BROAD POLICY B: SWANAGE

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

This policy will be all-encompassing, setting out the vision for the future of Swanage, including its housing, employment, open space, retail, tourism facilities, community facilities and other identified needs.

It will be a framework for developing Swanage as a high quality seaside resort and for enabling it to continue as a self-sustaining town, providing for its own needs and those of the surrounding villages and countryside.

It will continue to allow residential intensification within identified broad locations within the settlement boundary, but will also protect other locations of important townscape character. The policy will identify the number of dwellings to be developed within the town boundary and if necessary a broad location for an urban extension.

The policy will manage development and initiatives so that economic regeneration, tourism and heritage will jointly promote new shops, leisure, offices and other uses, which are well designed and contribute to vitality and viability of Swanage as a whole.

It will identify the amount of retail and employment floorspace that will be needed to maintain and enhance the self-sufficiency of the town and where necessary will identify broad locations of new allocations.

The policy will also identify broad areas for additional open space and recreation provision as well as provision of tourist facilities²

National Guidance: PPS1, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects AONB and most nature conservation sites from development. A Draft Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Draft Broad Policies and SPDs.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

² Note that Tourism is dealt with through a draft Broad Policy later in this report .

3. DRAFT BROAD POLICY C: WAREHAM

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

This policy will be all-encompassing, setting out the vision for the future of Wareham, including its housing, employment, open space, retail, tourism facilities, community facilities and other identified needs.

It will be a framework for developing Wareham as a historic riverside market town and gateway to Jurassic Coast and the Isle of Purbeck. It will enable it to continue as the commercial and administrative centre for the District, whilst providing for its own needs and those of the surrounding villages and countryside.

It will continue to allow residential intensification within identified broad locations within the settlement boundary, but will also protect other locations of important townscape character. The policy will identify the number of dwellings to be developed within the town boundary and if necessary a broad location for an urban extension.

The policy will manage development and initiatives so that economic regeneration, tourism and heritage will jointly promote new shops, leisure, offices and other uses, which are well designed and contribute to vitality and viability of Wareham as a whole.

It will identify the amount of retail and employment floorspace that will be needed to maintain and enhance the self-sufficiency of the town and the adjoining settlements of Sandford, Holton Heath, Stoborough and Ridge, and where necessary will identify broad locations of new allocations.

The policy will also identify broad areas for additional open space and recreation provision as well as provision of tourist facilities.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects Green Belt, AONB and most nature conservation sites from development. A Draft Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Draft Broad Policies and SPDs.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY D: UPTON

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

This policy will be all-encompassing, setting out the vision for the future of Upton, including its housing, employment, retail, community facilities and other identified needs. It will encourage provision of Suitable Accessible Natural Greenspace (SANGs) to take pressure off the surrounding heathland.

It will be a framework for developing Upton as a thriving local centre, enabling it to strengthen its local identity, whilst acknowledging its links with the Poole/Bournemouth conurbation.

It will continue to allow residential intensification within identified broad locations within the settlement boundary, but will also protect other locations of important townscape character. The policy will identify the number of dwellings to be developed within the town boundary and if necessary a broad location for a small urban extension.

It will enhance the centre of Upton through the redevelopment of land in identified core areas to provide an improved public realm for pedestrians and to create a central hub for the community comprising a mix of uses, including an allowance for additional retail floorspace, and suitable and appropriately scaled restaurants, pubs, cafes and other community uses by 2026.

The policy will resist development that would be deemed to prejudice the creation of a centre until such time as the site Allocations Plan or a specific SPD for Upton Local Centre is produced.

The policy will aim to protect existing retail and community facilities while ensuring that the primary function of the settlement in meeting day-to-day needs is maintained. It will support retention of existing employment facilities.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects Green Belt, AONB and most nature conservation sites from development.

A Draft Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Draft Broad Policies and SPDs.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY E: WINFRITH TECHNOLOGY CENTRE, WOOL AND BOVINGTON AREA ACTION PLAN

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

An Area Action Plan for Winfrith Technology Centre, Wool and Bovington will address existing issues and identified areas of change within this geographic area. It will manage and co-ordinate key changes, linkages and interactions between stakeholders. It will take opportunities to enhance local centres, community facilities, road routes and transport interchanges. It will improve physical links between existing education and training facilities in the district and the business and employment opportunities provided by Winfrith Technology Centre. The policy will encourage the regionally important tourist attractions of Monkeyworld and the Bovington Tank Museum. It will address any other issues that arise through preparation of evidence.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control policy not needed in the Core Strategy

Reason: Detailed policies will be dealt with under the Winfrith TC, Wool and Bovington Area Action Plan.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY F: KEY VILLAGES

Spatial Objective 1: Respecting and reinforcing the functional character of Purbeck's settlements

This policy will be all-encompassing, setting out the vision for the future of Purbeck's key villages, including its housing, employment, community facilities and other identified needs.

It will be a framework for developing the existing character and function of each key village, enabling them to provide for the day-to-day needs of their residents and for those of the surrounding areas.

This policy may continue to allow appropriate residential intensification within the settlement boundaries, but could also protect certain identified locations of important townscape character. If necessary, limited small allocations and exception sites could be identified in the Key Villages to meet local needs. Key Villages are those settlements considered to have the best range of facilities such as Corfe Castle, Lytchett Matravers, Wool, Sandford, Bovington, and Bere Regis. The definitive list of Key Villages will be agreed later in the process once work on the settlement strategy is complete. This work will take Parish Plans into account.

The policy will aim to protect existing retail and community facilities while ensuring that the primary function of the settlement in meeting day-to-day needs is maintained. It will be necessary to demonstrate that there is no longer a need or that it is economically unviable to retain such uses.

Proposals for B1 employment uses will be considered favourably provided that the new development does not impact adversely on the character and amenity of the surrounding area.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUE

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects Green Belt, AONB and most nature conservation sites from development.

A Draft Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Draft Broad Policies and SPDs.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY G: SMALLER VILLAGES

Spatial Objective 1: Respecting the functional character of Purbeck's settlements

This policy will be all-encompassing, setting out the vision for the future of Purbeck's smaller villages, including its housing, community facilities and other identified needs.

It will be a framework for developing the existing character and function of each of the smaller villages, enabling them to provide for their day-to-day needs.

This policy may continue to allow residential intensification within the settlement boundary and consider the use of exception sites where there is a proven local housing need. Smaller Villages are those settlements considered to have some facilities such as Studland, Winfrith Newburgh and Church Knowle. The full list of Smaller Villages will be agreed later in the process once work on the settlement strategy is complete. This work will take Parish Plans into account.

It will enable diversification of the rural economy where it is compatible with its location and setting and will cause no harm to the surrounding landscape or historic and cultural heritage.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUE

Conclusion: Detailed Development Control Policy not needed

Reason: National policy protects Green Belt, AONB and most nature conservation sites from development.

A Draft Broad Policy can be provided in sequential approach that deals with the principle of where development can be located. Detailed policy can be dealt with under other Draft Broad Policies and SPDs.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY H: COUNTRYSIDE

Spatial Objective 1: Respecting the functional character of Purbeck’s settlements

This policy will protect the countryside from development. Development will only be permitted in exceptional circumstances, where it is compatible with its location and setting and will cause no unacceptable harm to the surrounding landscape or historic and cultural heritage. Development must in the first instance re-use or adapt existing buildings. If this is not possible any replacement buildings must be well related to existing buildings, must be of an acceptable scale, blend satisfactorily into the landscape and achieve exemplary levels of sustainability in their design, construction and use.

National Guidance: PPS1, PPG2, PPS3, PPS7, PPS25



Regional Guidance: RSS Panel Report: Policies SD1-4, SS, A, B, C1, C2, D, E, F, F1, G, H, H1, H2, HD1, HD2, RE5, ENV1-5, 7.1-7.6, Regional Economic Strategy, Draft Gypsy and Traveller policy



Local Guidance: Draft Core Strategy Broad Policy, Housing Market Assessment, Housing Needs Study, Strategic Housing Land Availability Assessment, Townscape Character Appraisal, Retail Study, Bournemouth, Dorset and Poole Workspace Strategy, Employment Land Review, Purbeck Transportation Strategy, Transport Modelling, Heathland visitor patterns modelling, Green Belt Study, Gypsy and Travellers Joint DPD, Purbeck Open Space Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: Local guidance does not provide enough detail on the types of development that would be allowed in the countryside.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into Detailed Development Control Policies:

Draft Detailed Development Control Policy “Development in the Countryside”

Alternations, extensions, re-use, replacement, provision of new building

- *Addresses impact, character, scale, bulk, quality of design and materials*
- *Addresses impact on landscape character*
- *Promotes opportunity for sustainable development (proximity to services, facilities, public transport)*
- *Should be no significant increase in traffic*
- *Ensures no impact on biodiversity*
- *Ensures no loss of most versatile agricultural land*
- *Sets out extent and impact of necessary associated work and development*
- *Promotes life time use*
- *Prevents further significant extension.*
- *Should be consistent with guidance in the Design Supplementary Planning Document and any future revisions of this document.*

Alterations, extensions and replacement buildings

- *Sets out limit in increased size – percentage increase in footprint/floor area/volume/mass/height*
- *Must be well related to any existing buildings*

Re-use of existing building

- Takes into account justification for re-use
- Takes into account viability of existing use
- Takes into account existing state of repair & soundness of building
- Takes extent of renovation required and
- Promotes sequential approach to re-use
- Takes into account impact upon the functional character and appearance of the original building and associated structures.

Replacement buildings

- Takes into account justification for replacement instead of refurbishment / conversion
- Takes into account economic, social and environmental viability
- Considers permanency of existing structure
- Where the design of the current or previous building contributes to local architectural character and distinctiveness the replacement building should reflect the contribution made in terms of (a) the use of local materials or their matching equivalent and (b) application of the local vernacular tradition.

New agricultural dwellings

- Considers whether there are existing properties nearby or existing units on site
- Considers in its approach to assessment the history of previous dwellings sales on land
- Considers whether there are options for conversion
- Considers re-use of other buildings and annex extension to existing building
- Ensures the size is in proportion to income of worker for which provision made.



**Do you agree with the suggestions?
Have we missed anything?**

Draft Detailed Development Control Policy “Countryside Economy”

Development/uses and other physical development

- Must be necessary to local economy
- Must be an essential requirement of the business to be located in countryside or use that cannot be met within settlement boundaries
- Addresses impact, character, scale, bulk, quality of design and materials
- Addresses impact on landscape character
- Promotes opportunity for sustainable development (proximity to services/facilities/public transport)
- Should be no significant increase in traffic
- Ensures no impact on biodiversity,
- Ensures no loss of most versatile agricultural land
- Sets out extent and impact of necessary associated work and development
- Promotes life time use and
- Prevents further significant extension.

Farm diversification to non-agricultural activities

- Must not involve construction of new or replacement buildings or must not involve significant extension of existing buildings unless exceptional positive economic impact
- Promotes opportunity for sustainable development (proximity to services, facilities, public transport)
- Where new buildings required must form part of existing grouping or in least intrusive location and significantly screened
- Requires economic justification of whole time business (not part or hobby farming)
- Considers impact of equestrian field shelters



**Do you agree with the suggestions?
Have we missed anything?**

DRAFT BROAD POLICY I: GENERAL HOUSING REQUIREMENTS

Spatial Objective 2: Meeting Purbeck's housing needs

This policy will set out the District's housing requirements in accordance with the RSS and will identify a 15-year housing land supply and housing trajectory to demonstrate how the requirements will be met. The policy will provide an indication of the target amounts of housing to be provided on Greenfield and brown field sites across the District's settlements. The policy will also identify the broad locations for urban extensions and provide an indication of the number of dwellings to be provided. In terms of the overall housing provision, the policy will set out the proportion of dwellings that will be provided as market housing and affordable housing. It will also set out the type of dwellings to be provided in accordance with household needs across the District, e.g. x% three-bedroom family homes.

The policy will take into account existing townscape character in identifying broad locations for residential intensification, broad locations in which townscape character should be protected, and a range of indicative densities of development across the District.

National Guidance: PPS1, PPS3



Regional Guidance: RSS Panel Report: Policies SS and H1



Local Guidance: Draft Broad Policy, Interim Guidance on provision of affordable housing, Affordable Housing SPD, Dorset Housing Market Assessment, Purbeck Housing Need and Demand Report, Housing Needs Survey, Strategic Housing Land Availability Assessment, Economic Viability Testing, Exception Sites Checklist, Townscape Character Appraisal, Residential Parking Provision for Dorset (Interim Guidance)

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policies not needed.

Reason: More detail is provided in the Draft Broad Policies pertaining to different settlements and in topic-based broad policies and their supporting guidance.

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY J: AFFORDABLE HOUSING

Spatial Objective 2: Meeting Purbeck's housing needs

This policy will set out the Council's approach to securing affordable housing provision as part of all new open market housing development. Such developments will be expected to contribute to provide either on-site affordable housing provision, off-site provision, or a commuted sum that will be pooled to provide affordable housing.

The policy will set out the site size thresholds and the percentages of affordable housing required as part of on-site or off-site provision. It will also set out the circumstances in which a commuted sum will be required. There is also the option of allocating wholly affordable housing sites.

Some of the above details will be included in an Affordable Housing Interim Guidance that will eventually be replaced by an Affordable Housing SPD on adoption of a Core Strategy policy.

National Guidance: PPS1, PPS3, PPS3, supplementary guidance "Providing Affordable Housing"



Regional Guidance: RSS Panel Report: Policies SS and H1



Local Guidance: Draft Broad Policy, Interim Guidance on provision of affordable housing, Affordable Housing SPD, Dorset Housing Market Assessment, Purbeck Housing Need and Demand Report, Housing Needs Survey, Strategic Housing Land Availability Assessment, Economic Viability Testing, Exception Sites Checklist, Townscape Character Appraisal, Residential Parking Provision for Dorset (Interim Guidance), Dorset AONB Landscape Character Assessment, Purbeck Non-AONB Landscape Character Assessment

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed.

Reason: Sufficient detail will be provided in Draft Broad Policy as well as the Interim Guidance on Affordable Housing and the eventual adoption of an Affordable Housing SPD

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY K: RURAL EXCEPTION SITES

Spatial Objective 2: Meeting Purbeck's housing needs

This policy will set out the Council's approach to securing 100% affordable housing to meet identified local needs through the provision of rural exception sites. As such sites are provided as an exception to normal planning policy, this policy will set out positive criteria for the identification of sites.

Additional detail will eventually be provided in an Affordable Housing SPD, on adoption of a Core Strategy Policy.

National Guidance: PPS1, PPS3, PPS3, supplementary guidance "Providing Affordable Housing"



Regional Guidance: RSS Panel Report: Policies SS and H1



Local Guidance: Draft Broad Policy, Affordable Housing SPD, Dorset Housing Market Assessment, Purbeck Housing Need and Demand Report, Housing Needs Survey, Strategic Housing Land Availability Assessment, Economic Viability Testing, Exception Sites Checklist, Townscape Character Appraisal, Residential Parking Provision for Dorset (Interim Guidance), Dorset AONB Landscape Character Assessment, Purbeck Non-AONB Landscape Character Assessment

IDENTIFICATION OF POLICY ISSUES

Conclusion: Detailed Development Control Policy not needed.

Reason: Sufficient detail will be provided in Draft Broad Policy and the proposed Affordable Housing SPD

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY L: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Spatial Objective 2: Meeting Purbeck's housing needs

This policy will set out the District's accommodation requirements for Gypsies, Travellers and Travelling Showpeople in accordance with the RSS.

The policy will provide an indication of the number of residential and transit pitches to be provided across the District and identify broad and sustainable locations for their provision in accordance with established travelling patterns, and taking into account absolute environmental constraints.

National Guidance: PPS3, Circular 01/2006 Planning for Gypsy and Traveller Sites, Circular 04/2007 Planning for Travelling Showpeople, Draft guidance on management of Gypsy and Traveller sites, Draft guidance on the design of sites for Gypsy and Travellers



Regional Guidance: Draft Gypsy and Traveller policy



Local Guidance: Draft Broad Policy, Gypsy and Travellers Joint DPD, Dorset Traveller Needs Assessment, GTAA Benchmarking Study

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: New demand will be identified through site allocations in Gypsy and Traveller DPD, although criteria based policies will be needed before the DPD.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Sites for Gypsies, Travellers and Travelling Showpeople"

- *Must be well located for facilities such as schools and medical facilities*
- *Addresses suitable and safe means of access*
- *Takes into account need for equipment storage (in case of Travelling Showpeople)*
- *Accommodates parking requirements and turning of vehicles*
- *Takes into account impact on landscape and wildlife*
- *Does not allow accommodation within the 400-metre SPA buffer*
- *Sets out criteria for landscaping, screening or bunding*
- *Sets out a presumption against inappropriate development in the Green Belt*
- *Allows for the accommodation of small ancillary workshops where possible*
- *Has regard to the effects of noise and disturbance*
- *Encourages co-existence with other communities*
- *Must be located outside areas of flood risk*
- *Promotes on-site facilities e.g. play area, bin area, clothes drying area*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY M: RETAIL PROVISION

Spatial Objective 3: Reinforcing the vitality and viability of local shops, schools, services, recreation and community facilities

A retail hierarchy of preferred centres will be taken into account in considering proposals for retail development. The 2008 Purbeck Retail Study identifies the hierarchy of centres as follows:

- a) Swanage and Wareham town centres;
- b) Upton district centre;
- c) Local centres in Key Villages;
- d) Local centres in Smaller Villages.

Any proposals for new retail provision in these centres should be in scale with their position in the hierarchy.

The change of use premises within the A use class in the town centres of Swanage and Wareham, and the district centre of Upton will be permitted where this would not harm the vitality, viability and functionality of the Centre as a whole.

The policy will map town, district and local centres and primary and secondary shopping frontages

National Guidance: PPS1, PPS4, PPS6, PPG13



Regional Guidance: RSS Panel Report Policies: ES1-4, TC2



Local Guidance: Draft Core Strategy Broad Policy: Retail, Retail Study, Wareham and Swanage Town Centre Health Checks

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: National, regional and local guidance is not sufficient.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Retail Provision"

Change of use of retail provision

- Requires proof that facilities have been sufficiently and realistically marketed for at least 6-12 months and that current use is not viable now or in the future
- Requires proof that change of use would not harm vitality, viability & functionality of the settlement
- Gives priority to changes of use that would benefit the local community rather than the individual

Town Centres

- Promotes mixed uses
- Considers importance of primary frontages
- Presumes against loss of "A" uses in prominent locations, corner units or those with long frontages
- Seeks to retain "A" uses on ground floor level
- Seeks to balance uses within primary and secondary areas

District and Local Centres

- Presumes against loss of "A" uses in prominent locations, corner units or those with long frontages
- Seeks to retain "A" uses on ground floor level



**Do you agree with the suggestions?
Have we missed anything?**

DRAFT BROAD POLICY N: COMMUNITY FACILITIES AND SERVICES

Spatial Objective 3: Reinforcing the vitality and viability of local shops, schools, services, recreation and community facilities

This policy will identify town, district and local centres on the Proposals maps

Community facilities include: post office, pub, garage, café, restaurant, allotments, village/town hall, place of worship, nursing homes, rest homes and so on.

This policy will promote the development of new community facility and service provision in the main towns, key villages and smaller villages. It will also endeavour to safeguard existing community facilities and services from changes of existing use. A change of use will only be permitted in cases where the applicant can satisfy the Council that the existing use is no longer viable and the existing use has been marketed appropriately without success.

National Guidance: PPS1, PPS6, PPS7, PPG17



Regional Guidance: RSS Panel Report Policy: D



Local Guidance: Draft Broad Policy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: Specific criteria required – sequential approach to justifying the loss of use and/or promotion of a proposed use.

POLICY OPTIONS



Do you agree with the conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy “Community Facilities”

- *Requires proof that facilities have been sufficiently and realistically marketed for at least 6-12 months - providing proof that the current use is not viable and there is no-one willing to take the facility on*
- *Requests research to show that facilities would not be viable in future*
- *Requires proof that the proposed change of use would not harm the vitality, viability and functionality of the settlement*
- *Gives priority to changes of use (where change of use is required) that would benefit the local community rather than the individual*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY O: RECREATION AND SPORTS FACILITIES AND PUBLIC OPEN SPACE

Spatial Objective 3: Reinforcing the vitality and viability of local shops, schools, services, recreation and community facilities

This policy includes sports fields, golf courses, tennis courts, multi-use game areas, swimming pools, allotments, informal areas, play areas, and so on.

This policy will promote new recreation facilities and public open space in main towns, key villages and smaller villages. It will also safeguard existing recreation and sports facilities from changes of existing use. A change of use will only be permitted in cases where the applicant can satisfy the Council that the existing use is no longer viable and has been marketed appropriately without success.

The policy will identify broad areas in the District for new and/or improved recreation and sports facilities and public open space and allotments.

National Guidance: PPS1, PPS6, PPS7, PPG17



Regional Guidance: RSS Panel Report Policy: D



Local Guidance: Draft Broad Policy, Purbeck's Sport and Recreation Audit and Assessment, Potential Recreation contributions policy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: National guidance requires local standards to be set for open space. Criteria based policy needed.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Recreation and Sports Facilities and Public Open Space"

- *Secures public recreation and sports facilities for residential development*
- *Sets local standards for recreation and sports facilities*
- *Helps reduce current deficiencies in provision*
- *Seeks criteria for loss of any recreation and sports facilities and public open space, including sequential approach and provision elsewhere*
- *Seeks criteria for provision of supporting facilities such as changing rooms, club houses, signage and lighting*
- *Requires Travel Plan*



**Do you agree with the suggestions?
Have we missed anything?**



Should we consider setting a contribution from each new dwelling to be used in providing new recreation, sports facilities and open space?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY P: FLOODING AND COASTAL EROSION

Spatial Objective 4: Reducing vulnerability to climate change

Priority will be given to development in areas not considered to be at risk of flooding or coastal erosion or at risk of creating flooding problems elsewhere. The impact of flooding will be managed by locating development in accordance with advice set out in Purbeck's Strategic Flood Risk Assessment, ensuring that development does not increase the risk of flooding elsewhere, and ensuring provision of Sustainable Drainage Systems (SUDs). The policy will protect river systems in accordance with the Frome and Piddle Catchment Flood Management Plan

The policy will protect the coastline in accordance with Shoreline Management Plans for Portland Bill to Durlston Head and Poole and Christchurch Bays. It will also take into account the Poole Harbour Aquatic Management Plan.

National Guidance: PPS25, Environment Agency Flood Maps



Regional Guidance: RSS Panel Report Policy F1, CO1 and CO2



Local Guidance: Draft Broad Policy, Purbeck's Strategic Flood Risk Assessment, Shoreline Management Plans, Poole Harbour Aquatic Management Plan, Frome and Piddle Catchment Flood Management Plan, Report of the Durlston Coastal Bay Strategy Study Review Panel Action Plan

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: PPS25 sets criteria for the protection of land at risk of flooding and Environment Agency Flood Maps provide detail on land at risk of flooding. However they do not cover localised specific issues such as soakaways on cliff tops around Swanage and localised surface water run off. This will be covered in detail through Purbeck's Strategic Flood Risk Assessment, but there is also need for a policy to make the options clear.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into Detailed Development Control Policies:

Draft Detailed Development Control Policy "Flood Risk"

- *Protects areas from development where there is a risk of flooding*
- *Sets out criteria on the use of SUDS*
- *Prevents the use of soakaways within 400m of clifftops*



**Do you agree with the suggestions?
Have we missed anything?**



Should we permit new development within 400m of clifftops, where drainage can cause instability?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY Q: SUSTAINABLE CONSTRUCTION

Spatial Objective 4: Reducing vulnerability to climate change

Measures will be sought which minimise the impact of development on natural resources and which encourage development to reduce waste, both during construction and through life-time use.

This will be achieved by safeguarding Groundwater Source Protection Areas as identified on Environment Agency maps, supporting better management of water, construction materials and ensuring that residents have the opportunity to live in a way that reduces their carbon footprint.

This policy will set developers challenging targets in advance of the Government's Code for Sustainable Homes, ensuring that the District will lead the way in reducing the carbon footprint of new development.

National Guidance: Supplement to PPS1, PPS22: Renewable Energy and Companion Guidance, Water Framework Directive



Regional Guidance: RSS Panel Report: Policies RE1-5, River Basin Management Plan



Local Guidance: Draft Broad Policy: "Minimising the Use of Natural Resources", Bournemouth, Dorset & Poole Renewable Energy Strategy & Action Plan, Design SPD

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: National policy is too broad. A detailed policy would allow us to make specific requirements to minimise impact upon the environment.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion in a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Sustainable Construction"

- Covers all types of development
- Ensures good insulation standards
- Ensures Sustainable Drainage Systems (SuDs)
- Reduces water use – water efficient appliances, provision of water butts, Grey-water recycling
- Addresses design and construction practice
- Seeks to reduce carbon emissions
- Requires site waste management plan for reducing and recycling construction, demolition and excavation waste
- Promotes efficient use of non-renewable materials
- Reduces the life-cycle impact of materials
- Contributes towards reducing waste and increasing recycling
- Requires provision of storage for recycling
- Requires reduction of light and noise pollution
- Requires management plan for noise, vibration, dust, emissions, odours, ground contamination,
- Promotes orientation of buildings to adapt to climate change and reduce carbon footprint
- Addresses hard and soft landscaping - Requires permeability of paving materials
- Requires tree and hedge planting
- Promotes "Lifetime homes"



As a minimum should we require all housing developments to meet Code for Sustainable Homes Level 3?



**Do you agree with the suggestions?
Have we missed anything?**

DRAFT BROAD POLICY R: INTEGRATED MICRO-GENERATION

Spatial Objective 4: Reducing vulnerability to climate change

This policy seeks to promote integrated renewable energy generation to provide for energy requirements

National Guidance: Supplement to PPS1, PPS22: Renewable Energy and Companion Guidance



Regional Guidance: RSS Panel Report: Policies RE1-5



Local Guidance: Draft Broad Policy, Bournemouth, Dorset & Poole Renewable Energy Strategy & Action Plan, Draft Broad Policy, Design SPD, Dorset AONB Landscape Character Assessment, Purbeck Non-AONB Landscape Character Assessment

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: Current guidance is insufficient to deal with detailed planning applications.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy “Integrated Micro-generation”

- *Requires a minimum of on-site renewable energy to reduce CO2 emissions from energy use by users of the buildings by at least 10% on all development*
- *Includes criteria for Solar panels, Combined Heat and Power generators (for larger developments), Ground Source Heat Pumps, Water mills, Use of biomass, Hydro power, Domestic wind turbines*
- *Takes into account impact on landscape, cultural heritage and biodiversity/geodiversity*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY S: LARGE-SCALE RENEWABLE ENERGY

Spatial Objective 4: Reducing vulnerability to climate change

This policy will support stand-alone renewable energy infrastructure where it is in keeping with the District's landscape and cultural heritage and would not adversely affect the area's biodiversity.

National Guidance: Supplement to PPS1 – Planning and Climate change, Planning Policy Statement 22: Renewable Energy and Companion Guidance



Regional Guidance: RSS Panel Report: Policies RE1-5



Local Guidance: Draft Broad Policy, Bournemouth, Dorset & Poole Renewable Energy Strategy & Action Plan, Draft Broad Policy, Design SPD, Dorset AONB Landscape Character Assessment, Purbeck Non-AONB Landscape Character Assessment

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: National, regional and local guidance does not sufficiently cover local issues

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy “Large-scale Renewable Energy”

- Ensures that proposals do not have an unacceptable impact on landscape, cultural heritage, biodiversity/geodiversity
- Seeks to minimise traffic generation
- Requires a travel plan
- Ensures that supporting infrastructure has minimal impact



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY T: DESIGN

Spatial Objective 5: Ensuring high quality design

Purbeck will promote high quality design in development by producing a District Design Guide SPD, a series of Townscape Character Appraisals for the District's towns and larger villages and preparing Conservation Area Appraisals. This detailed guidance will be taken into account in assessing planning applications.

National Guidance: PPS1, PPS3, PPS7, PPG15, By Design Better Places to Live



Regional Guidance: RSS Panel Report: Policies SD3, SD4, E, F, G, F1, RE5



Local Guidance: Draft Broad Policy, Background Paper "Design and Conservation", Conservation Area Character Appraisals, Townscape Character Appraisals, Design SPD (to be prepared), Parking Provision for new Development (Dorset County Council), Dorset Thatching Report and Code of Practice, "Thatching in Purbeck", Conversion of Agricultural Buildings in Purbeck Design Guidance Note (draft)

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: Criteria-based policy needed to cover "gap" until a Design SPD can be produced

POLICY OPTIONS



Do you agree with this conclusion?

Do you agree that we should produce a Design SPD?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Design"

Thatch

- *Requires use of thatch in styles appropriate to the local tradition as set out in the Dorset Thatching Report and Code of Practice and "Thatching in Purbeck"*
- *Should all thatched buildings be retained as such?*

Local Stone and Brick

- *Promotes locally produced stone walling and roofing*
- *Promotes locally produced brick in new build in areas where these are characteristic and distinctive*
- *Utilises locally recycled products*

All development

- *Promotes local distinctiveness and identity*
- *Lists appropriate street furniture and materials*
- *Sets out how healthy lifestyles can be promoted*
- *Sets out how development can promote safety*
- *Will be undertaken in accordance with a Design SPD*
- *Promotes convenient pedestrian and cycle links and cycle facilities*
- *Addresses amenity issues such as privacy, daylight, overlooking, light and noise pollution*



Do you agree with the suggestions?

Have we missed anything?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY U: CULTURAL HERITAGE AND LANDSCAPE

Spatial Objective 6: Protecting the cultural heritage and landscape of the District

The policy will protect areas of identified townscape character as well as the character and special interest of Listed Buildings and their settings. It will protect the character and appearance of Conservation Areas and their settings and registered Historic Parks and Gardens. The policy will also protect Scheduled Ancient Monuments and other sites of archaeological interest identified on the County Historic Environment Record.

The policy will take into account the AONB Management Plan, Jurassic Coast Management Plan, Purbeck Heritage Strategy, the Keystone Project and any estate management plans.

National Guidance: PPS7, PPG8, PPG19, PPG20, PPG15, PPG16, Circular 01/01, Circular 01/07, Case Law, English Heritage National List, English Heritage List of Registered Parks and Gardens



Regional Guidance: RSS Panel Report Policies ENV1, ENV3, ENV5



Local Guidance: Draft Broad Policy, "Parish Greenback", County Historic Environment Record, Conservation Area Character Appraisals, Dorset AONB Management Plan, Dorset AONB Landscape Character Assessment, Purbeck Non-AONB Landscape Character Assessment, Purbeck Heritage Strategy, Jurassic Coast Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

A local list to protect buildings that are not listed and accompanying Development Control Policy should be considered as an option. A Detailed Development Control Policy is not needed for national list of Parks and Gardens, but a policy for unregistered parks and gardens could be considered as an option.

Reason: Some areas of Purbeck are rapidly changing their character due to demolition and higher density development. National guidance provides sufficient scope for control for English Heritage National List, but not for buildings worthy of retention that are not nationally listed. National guidance provides sufficient scope for control of conservation areas, but not for some areas outside conservation areas that may be worthy of retention. National guidance provides sufficient scope for control for registered Parks and Gardens, but not for parks and gardens worthy of retention that are not registered.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Areas and Buildings of Character"

- Covers areas outside present conservation areas that nevertheless have character
- Includes areas of character on a proposals map
- Allows additional development while protecting the character of the area
- Sets out strict criteria for changes of use, infill and redevelopment in Areas of Character
- Takes into account the Townscape Character Appraisal
- Prepares a "local listing" of any buildings of character that are worth retaining



Do you agree with the suggestions?

Have we missed anything?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY V: BIODIVERSITY AND GEODIVERSITY

Spatial Objective 7: Enhancing the Biodiversity and Geodiversity of the District

Purbeck's biodiversity and geodiversity will be protected, managed and enhanced. A Joint Heathlands DPD will be implemented through a contributions policy and a 400-metre buffer for housing around heathland areas as identified on the Proposals Maps will be maintained. Through Strategic Nature Areas, the policy will co-ordinate efforts to enhance, link and create habitats, encourage existing projects as identified on the Nature Map as well as any new initiatives for habitat enhancement. The policy will promote enhancement of Purbeck's Sites of Nature Conservation Interest (SNCIs) and Local Nature Reserves (LNRs) through linkages and integration into Strategic Nature Areas.

The policy will also identify other green infrastructure linkages, including watercourses and biodiversity priority habitat and reduce severance and fragmentation of existing habitat and protected species. The focus of the policy will be enhancement, rather than replacement, in particular to enable adaptation to climate change and the accompanying potential habitat loss.

Regionally important geological and geomorphological sites (RIGS) will be protected through identification on the Proposals Maps and through promotion of their scientific value.

National Guidance: PPS9, Circular 06/2005, Countryside and Rights of Way Act (CROW Act), Habitats Regulations, wildlife and Countryside Act



Regional Guidance: RSS Panel Report Policies ENV1, ENV4



Local Guidance: Draft Broad Policy, Heathlands Contributions Interim Guidance, Joint Heathlands DPD (currently being prepared).

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

A policy is needed for local sites (Local Nature Reserves and Sites of Nature Conservation Interest) and for encouraging biodiversity in development. A policy for unprotected trees (eg replacement planting) could be considered as an option. A policy could also be considered to assist with nature conservation, such as provision of bat boxes in new developments. A Detailed Development Control Policy should also be considered for RIGS.

Reason: International sites are protected under Habitat Regulations, Wildlife and Countryside Act and CROW Act. There is also national and regional policy, backed up with interim Heathlands guidance, to be replaced by Heathlands Development Plan Document, which is currently being prepared. National Sites are protected under Wildlife and Countryside Act and CROW Act. However, protection of SNCIs, LNRs, and RIGS, and provision of features that could enhance biodiversity in new development rely on local planning documents and policies. National guidance provides sufficient scope to protect trees that have TPOs and to protect large hedgerows, but not those that are unprotected.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

**Draft Detailed Development Control Policy
"Enhancement of Biodiversity in New Development"**

Enhancement of Biodiversity in New Development

The following features should be considered when assessing planning applications:

- Provision of features such as bat boxes

- *Retention of trees and hedges where possible – if not, then replanting scheme to be put forward which could enhance biodiversity on site and would improve on existing habitat*
- The above options could also be incorporated into a Design SPD.*



**Do you agree with the suggestions?
Have we missed anything?**

-

**Draft Detailed Development Control Policy
“Enhancement of SNCIs and LNRs”**

Enhancement of SNCIs and LNRs

- *Requests survey information of affected sites*
- *Encourages linkages to other nature conservation sites*
- *Promotes provision of features that would enhance the wildlife interest of the site, as advised by the Dorset Wildlife Trust.*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY W: ECONOMY AND EMPLOYMENT

Spatial Objective 8: Increasing employment opportunities

The policy will set out the amount of employment and retail floorspace required to meet the needs of the community: It will also include measures to diversify the agricultural and rural economy in ways which protect the countryside character, and other forms of sustainable employment generating uses.

Existing employment areas will be safeguarded for employment uses, with a presumption in favour of proposals to develop, redevelop or intensify these uses to deliver additional employment floorspace:

National Guidance: PPG4, PPS6, PPS7



Regional Guidance: RSS Panel Report Policies ES1-4 and TC1-2, Regional Economic Strategy, DTZ Report: Demand and Supply of Employment land, Sites and premises in SW England



Local Guidance: Draft Broad Policy, Retail Study, Employment Land Review, Bournemouth, Dorset and Poole Workplace Strategy: Area Action Plan for Winfrith TC, Wool and Bovington, Wareham and Swanage Town Centre Health Checks

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Reason: Further local detail is needed on the types of employment use that are suitable in Purbeck and where it should be located.

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into a Detailed Development Control Policy:

Draft Detailed Development Control Policy "Employment Development"

- *Defines employment uses that should be promoted*
- *Sets out criteria-based policies for*
 - *Employment land*
 - *Intensification and/or protection of existing employment areas*
 - *New provision in scale with its position in the settlement hierarchy*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY X: TOURIST ACCOMMODATION AND FACILITIES

Spatial Objective 9: Promoting high quality, sustainable tourism

This policy will promote Purbeck as a year round tourist destination for staying visitors through the retention of existing high quality visitor accommodation and the provision of new accommodation including hotels, guest houses, chalets, mobile and static caravans, etc.

It will promote new or extended good quality facilities/attractions and endeavour to protect existing facilities/attractions. Travel Plans will be required for larger-scale tourist facilities.

The provision of new visitor accommodation and new tourism and leisure facilities will be favoured in locations which accord with the following sequential approach, using previously developed land or existing buildings wherever possible:

1. In the town centres of Swanage and Wareham
2. In the district centre of Upton
3. In the Key and Smaller villages well served by public transport and/or with good access to other sustainable forms of green transport, including walking and cycling.
4. In other locations through the redevelopment of existing facilities and/or attractions, incorporating proposals to deliver a sustainable travel plan.

National Guidance: Good Practice Guide on Planning for Tourism



Regional Guidance: RSS Panel Report Policies TO1, TO2 and TPO3, People, Places and Spaces: A Cultural Strategy for the South West



Local Guidance: Draft Broad Policy, "Tourist Facilities", Purbeck Tourism Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Further Detailed Development Control Policy needed.

Policy needed for retention of tourist accommodation.

Reason: Sequential approach required that is not covered by national, regional or local guidance

POLICY OPTIONS



Do you agree with this conclusion?

We think the following could be considered for inclusion into Detailed Development Control Policies:

Draft Detailed Development Control Policy "Retention of Tourist Accommodation"

- *Presumption against loss of substantial accommodation, which accounts for significant proportion of the total visitor accommodation provision*
- *Does not permit change of use unless it can demonstrated there is no longer a need and it would be economically unviable*



**Do you agree with the suggestions?
Have we missed anything?**

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

DRAFT BROAD POLICY Y: IMPROVING ACCESSIBILITY

Spatial Objective 10: Providing an integrated transport system and better accessibility to services

Transport within and to/from Purbeck will be managed through pursuing the measures set out in the Purbeck Transportation Strategy and the Local Transport Plan. These include implementing a transport contributions policy, protecting land that has the potential to contribute to the A35/C6 corridor and Bere Regis and Wool bypasses (or effective alternatives), coordinating efforts to enhance, link and create public transport hubs and corridors, including safeguarding land where necessary, improving and creating opportunities for cycling and walking, in particular on the A351 through Sandford and Holton Heath, promoting local distinctiveness through sensitive highways design and promoting the reconnection of the Swanage railway

Improving accessibility within Purbeck will be managed by better provision of local services and facilities, which reduce the need to travel. This will be achieved by providing housing, employment and retail in the most accessible locations and promoting the use of travel plans.

National Guidance: PPG13



Regional Guidance: RSS Panel Report Policies TR1, TR5, TR10, TR11



Local Guidance: Draft Broad Policy, Interim Transport Contributions Policy, Local Transport Plan 2, Purbeck Transportation Strategy

IDENTIFICATION OF POLICY ISSUES

Conclusion: Development Control Policy not needed.

Reason: Adequate national policy as well as Purbeck Transportation Strategy and the resulting Transport Contributions Policy

POLICY OPTIONS



Do you agree with this conclusion?

PLEASE MAKE YOUR COMMENTS ON THE RESPONSE FORM. THANK YOU

APPENDIX 1: ABBREVIATIONS

The abbreviations below are not necessarily contained within this document, but you may find them in other relevant planning documents

AAP	Area Action Plans
AGLV	Area of Great Landscape Value
AH	Affordable Housing
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BDPEP	Bournemouth, Dorset, and Poole Economic Partnership
BME	Black and Minority Ethnic
CAMS	Catchment Abstraction Management Plans
CFMP	Catchment Flood Management Plan
DCA	Dorset Community Action
DCLG	Department for Communities and Local Government
Defra	Department for Environment, Food and Rural Affairs
DfES	Department for Education and Skills
DPD	Development Plan Documents
DTI	Department for Trade and Industry
ELR	Employment Land Review
ESA	Environmentally Sensitive Area
FE	Further Education
FTE	Full Time Equivalent
GDO	General Development Order
GOSW	Government Office for the South West
GPZ	Groundwater Protection Zone
GVA	Gross Value Added
HE	Higher Education
HEI	Higher Education Institutions
HL	Heritage Lottery
HLF	Heritage Lottery Fund
HMA	Housing Market Assessment
HNS	Housing Needs Study
IRS	Integrated Regional Strategy
KBE	Knowledge-Based Economy
LAA	Local Area Agreement
LEA	Local Education Authority
LCA	Landscape Character Assessment
LDD	Local Development Documents
LDF	Local Development Framework
LDS	Local Development Scheme
LNRs	Local Nature Reserves
LSC	Learning Skills Council
LSP	Local Strategic Partnership
LTP	Local Transport Plan
MoD	Ministry of Defence
NNRs	National Nature Reserves
NVQ	National Vocational Qualification
ODPM	Office of the Deputy Prime Minister
ONS	Office of National Statistics
PCP	Purbeck Community Partnership
PCT	Primary Care Trust
PDC	Purbeck District Council
PDG	Planning Delivery Grant
PDLP	Purbeck District Local Plan
PG	Policy Group
PINS	Planning Inspectorate

PPG	Planning Policy Guidance
PPS	Planning Policy Statements
PSA	Public Sector Agreement
PTS	Purbeck Transportation Strategy
R&D	Research & Development
RES	Regional Economic Strategy
RHS	Regional Housing Strategy
RIGS	Regionally Important Geomorphological / Geological Sites
RIMP	Rempstone Integrated Management Plan
RPG	Regional Planning Guidance
RSL	Rented Social Landlord
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
RTS	Regional Transport Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SANGs	Suitable Accessible Natural Greenspaces
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SHG	Social Housing Grant
SME	Small and Medium Sized Enterprises
SMP	Shoreline Management Plans
SNA	Strategic Nature Area
SNCI	Sites of Nature Conservation Interest
SOA	Super Output Area
SPA	Special Protection Area
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
SSSI	Sites of Special Scientific Interest
SUDS	Sustainable Urban Drainage Systems
SWRA	South West Regional Assembly
SWRDA	South West Regional Development Agency
TAG	Transport Action Group
TPO	Tree Preservation Order
UKAEA	United Kingdom Atomic Energy Agency
UCO	Use Classes Order
UPS	Urban Potential Study
WFD	Water Framework Directive

APPENDIX 2: GLOSSARY OF TERMS

The terms below are not necessarily contained within this document, but you may find them in other relevant planning documents

Affordability: A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental. Mortgage affordability measures whether households can afford a deposit and a mortgage; rental affordability measures whether a household can afford a private rental. Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's income. We use a 25% level of rental affordability.

Affordable Housing: Affordable housing is that provided, with subsidy, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.

Annual Monitoring Report (AMR): A report on the progress of the Local Development Scheme and the policies of the Local Development Framework.

Area Action Plan (AAP): A Development Plan Document for a specific geographical area

Bedroom Standard: The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.

Community Plan: The Purbeck Community Partnership has produced a Purbeck Community Plan.

Community Strategy: The action plan produced by the Dorset Strategic Partnership

Concealed Household: A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).

Cost Rented Housing: Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.

Council: Purbeck District Council

Delegated Applications: Certain types of planning applications do not have to be considered by the Planning Board and can be determined by the Head of Development and Building Control. Whether an application is "delegated" or not is shown on the application. A delegated application can be approved provided there are no objections to the application from any party. Under certain circumstances the application may also be approved even where there is an objection to the application, say from an adjoining neighbour, or the Parish/Town Council. Under these circumstances the objection will be considered by the Head of Development and Building Control, the Chairman of the Planning Board, the Vice Chairman of the Planning Board, in the rare case of an objection from the Parish/Town Council, and the Planning Board members, before the application is determined. A delegated planning application can also be refused. However, where there is no objection from the Parish/Town Council, or one of the principal consultees, then this will also be considered by the Head of Development & Building Control, the Chairman and Vice Chairman of the Planning Board and the local District Councillor(s), before the application is determined.

Development Plan Documents (DPD): Prepared by the relevant plan-making authority. They will be spatial planning documents, and form part of the Local Development Framework. Development Plan Documents are subject to independent examination. Those making representations seeking a change to the document will have the right to be heard at an independent examination.

Development Plan: For Purbeck this is the Purbeck District Local Plan – Final Edition 2004 (unadopted) and will be replaced by the Local Development Framework. The Bournemouth, Dorset and Poole Structure Plan (2001) is the regional development plan, however this will be replaced in 2007 by the South West Regional Spatial Strategy.

Discounted Market Rented Housing: New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.

District: Purbeck District.

Entrepreneurs: People who undertake the risks of innovative production of goods and services in the expectation of future returns.

Existing Household in Unsuitable Accommodation: Refers to all circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition, security or cost.

Existing Household: An existing household encompasses the household in its entirety.

Formal Hearing: A formal type of independent scrutiny including cross-examination of witnesses.

Greenfield: Land that has not been previously developed (other than agricultural or forestry uses).

Gross Value Added: The aggregated difference between the value of final goods (turnover) minus the cost of bought-in raw materials and intermediate goods.

Homeless Household: A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.

Household: The Census definition of a household is:- *“A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.”*

Housing Demand: Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.

Housing Need: Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.

Housing Register: A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.

Inadequate Housing: Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.

Independent Scrutiny: Examination of a Local Development Document by a Planning Inspector.

Informal Hearing: A less formal type of independent scrutiny not including cross-examination.

Intermediate Housing: Housing at prices or rents above those of social rented but below market prices of rents. This includes shared ownership, shared equity, sub-market renting or low cost home ownership (with exception of below market value in Purbeck).

Key Worker: A Key Worker is “any person who directly provides services that are essential for the balanced and sustainable development of the local community and local economy, where recruitment or retention difficulties apply”, and includes teachers, nurses, other public sector workers and employees of businesses considered vital to sustaining the economy of an area.

Knowledge Based Economy: An economy based on high-tech and advanced industries, such as telecommunications or microprocessors, i.e. often where intellectual property is the primary commodity.

Labour Market: The market in which demand and supply for labour is effected – firms willing to employ workers and labour seeking employment.

Local Development Documents (LDD): One of the documents in a Local Development Framework.

Local Development Framework (LDF): comprises a portfolio of Local Development Documents which will provide the framework for delivering the spatial planning strategy for the area. This replaces the Local Plan.

Local Development Scheme (LDS): sets out the programme for the preparation of the local development documents. All plan-making authorities must submit a Local Development Scheme to the First Secretary of State for approval within six months of the commencement date of the Act regardless of where they are in terms of their current development plan. The transitional arrangements allow for existing adopted plans to be saved for three years from the date of commencement of the Act and for un-adopted plans to be saved for three years post adoption.

Local Plan: Local Planning Document under the old system (Purbeck District Local Plan - Final Edition 2004), now to be replaced by the Local Development Framework.

Local Strategic Partnership: The stakeholders involved in the production of the Community Strategy also refer to Community Plan)

Major/Significant Planning Application: an application which meets one of the following:

- Proposing the development of 10 or more new houses, or in the case of outline planning applications, on sites of 0.5ha or more;
- Proposing the development of retail, office, industrial, leisure, institutional use or other schemes over 1,000sqm or, in the case of outline applications, on sites of 0.5ha or more;
- Proposing development that requires a full environmental impact assessment;
- Proposing development on playing fields.

Material Consideration: Any factor relevant to the determination of a planning application.

Non-Delegated Applications: Planning applications that normally involve more major development and are automatically referred to the monthly meeting of the Council’s Planning Board for determination. A written report prepared in every case. This report is normally available for public inspection not less than 5 days prior to the meeting of the Board.

Over Occupation: Over occupation occurs when, using the **bedroom standard**, there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.

Planning and Compulsory Purchase Act 2004: The Act which sets out the requirement to produce a Local Development Framework.

Planning Delivery Grant (PDG): An annual Government grant provided to Planning Authorities for the achievement of specific targets.

Planning Inspector: A person employed by the Planning Inspectorate to consider the appropriateness of planning policies, taking into account public consultation responses.

Planning Policy Guidance Note (PPG): National planning guidance produced by the Government under the old planning system. These will be replaced by Planning Policy Statements.

Planning Policy Statement (PPS): National planning policy produced by the Government as part of the new system. They represent Government policy and therefore hold more weight in determining planning decisions than the old planning Policy Guidance Notes.

Productivity: Total output divided by total inputs (factors of production).

Public Examination: The independent scrutiny of the Local Development Framework, considering public consultation responses.

Purbeck Community Partnership: the name for the local strategic partnership involved in the production of the Purbeck Community Plan.

Regional Assembly: The regional tier of Government. Purbeck is within the area covered by the South West Regional Assembly (SWRA).

Regional Planning Guidance (RPG): Regional planning policy document produced under the old planning system.

Regional Spatial Strategy (RSS): will be prepared by the regional planning body. The Regional Spatial Strategy will set out the policies in relation to the development and use of land in the region and will be approved by the First Secretary of State. Planning Policy Statement II on Regional Planning provides detailed guidance on the function and preparation of Regional Spatial Strategies.

Registered Social Landlords: A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing. SHG can only be paid to an RSL.

Section 106 sites (S106 of the Town and County Planning Act 1990): A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development and could include, among other things, a proportion of affordable housing.

Shared Ownership: Housing produced by an RSL, either new or existing properties purchased by an RSL, which the RSL then sells on a part rent / part buy basis. The shared owner buys a percentage of the property, funded by mortgage and/or savings. The remaining percentage is still owned by the RSL who charges a rent on it.

Social Housing Grant: Capital provided by the Housing Corporation, or Local Authority, to fully or partially fund RSLs when development social housing. SHG is paid under s18 of the Housing Act 1996.

Spatial Planning: Concerns all matters that affect land use and defines the scope of the Local Development Framework, in contrast to the Local Plan which could only deal with matters controlled by the approval or refusal of planning permissions.

Stakeholder Group: Any group that has an interest in the District, including voluntary, community, Government agency/quango, business, employment, landownership, specific age or ethnic representation, political, transport or those with a disability.

Statement of Community Involvement: will set out the standards which the plan-making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant development control decisions, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document but will be subject to independent examination. A consultation statement showing how the local planning authority has complied with its Statement of Community Involvement will be required for all Local Development Documents.

Strategic Environmental Assessment: Strategic environmental assessment (SEA): a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term strategic environmental assessment; it requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.

Structure Plan: A county-wide planning policy document that will be replaced by the Regional Spatial Strategy.

Supplementary Planning Documents: cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in Development Plan Documents. They will not form part of the development plan or be subject to independent examination

Supplementary Planning Guidance: A document produced under the old planning system that sets out how the Council intends to implement planning policy.

Sustainability Appraisal: The consideration of policies and proposals to assess their impact on sustainable development objectives.

Sustainability: Improving the quality of human life whilst living within the carrying capacity of supporting ecosystems.

Sustainable Development: Development which can be accommodated to meet the needs of the present without compromising the requirements of future generations. This encompassing an understanding of the impact of development on social, environmental and economic factors.

Tests of Soundness: Planning Policy Statement 12: Local Development Frameworks sets out 9 tests to consider the soundness of Statements of Community Involvement (SCI), and 9 (separate) tests to consider the soundness of Development Plan Documents (DPD). Each SCI and DPD produced will need to be examined against the relevant set of tests prior to adoption.

Under Occupation: A household is under-occupying if more than one spare bedroom is available, using the **bedroom standard** as a test. Under-occupation is common in the private sector.

Urban Potential Study: An assessment of the potential for further residential development within existing urban areas.

Vision: The ability to imagine how the District could develop in the future and to plan in a suitable way.

Wealth: A stock of all those assets capable of earning an income. Wealth can be human or material.

Windfall Sites: Sites including conversions which are not included as part of the housing land supply at the base date of the Plan but which subsequently become available for appropriate housing development, other than through the Local Plan allocation process.

Written representations: An informal type of independent scrutiny where representations are provided in writing for the Inspector to consider and make a decision.

APPENDIX 3: SUMMARY OF PLANNING POLICY GUIDANCE AND PLANNING POLICY STATEMENTS

I. PLANNING POLICY GUIDANCE

Planning Policy Guidance 2: Green belts (1995)

Planning Policy Guidance 2 (PPG2) outlines the history and extent of Green Belts and explains their purposes. It describes how Green Belts are designated and their land safeguarded. Green Belt land-use objectives are outlined and the presumption against inappropriate development is set out.

Planning Policy Guidance 4: Industrial, commercial development and small firms (1992)

1. One of the Government's key aims is to encourage continued economic development in a way which is compatible with its stated environmental objectives. Economic growth and a high quality environment have to be pursued together. The Environment White Paper "This Common Inheritance" (Cm 1200) emphasised this relationship when it said that "Economic growth is not an end in itself. It provides us with the means to lead better and fuller lives. There is no contradiction in arguing both for economic growth and for environmental good sense. The challenge is to integrate the two."

2. Responsibility for the environment is not solely the preserve of central and local government. The planning system plays an important role integrating environmental and economic objectives. Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality. The principles of sustainable development require the responsible use of man-made and natural resources by all concerned in a way that ensures that future generations are not worse off. Careful attention to environmental issues makes good economic sense for business and industry.

Planning Policy Guidance 8: Telecommunications (2001)

Planning Policy Guidance 8 (PPG8) gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

Planning Policy Guidance 12: Development plans (1999)

Planning Policy Guidance 12 (PPG12) has been replaced by *Planning Policy Statement 12: Local Development Frameworks*. However, this PPG will remain in operation for development plans still being prepared under the 1999 Development Plan Regulations.

Planning Policy Guidance 13: Transport (2001)

Planning Policy Guidance 13's (PPG13) objectives are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

Planning Policy Guidance 14: Development on Unstable Land (1990)

Planning Policy Guidance 14 (PPG14) sets out the broad planning and technical issues to be addressed in respect of development on unstable land.

Planning Policy Guidance 14: Development on Unstable Land - Annex 1: Landslides and Planning develops PPG14 in relation to landslides and unstable slopes.

Planning Policy Guidance 14: Development on Unstable Land - Annex 2: Subsidence and Planning to PPG14 deals with problems caused by subsidence and should be read in conjunction with it. It replaces and extends Minerals Policy Guidance 12: Treatment of disused mine openings and availability of information on mined ground (MPG12).

Planning Policy Guidance 15: Planning and the historic environment (1994)

The following Circulars should be read in conjunction with Planning Policy Guidance 15: Planning and the historic environment:

Circular 01/01: Arrangements for Handling Heritage Applications - Notification and Directions by the Secretary of State

Circular 09/05: Arrangements for Handling Heritage Applications - Notification To National Amenity Societies Direction 2005

Circular 01/07: Revisions to Principles of Selection for Listed Buildings

Circulars 01/01 and 09/05 discuss arrangements for handling heritage applications that amend the existing Planning Policy Guidance 15 (PPG15).

Circular 01/07 contains revised principles for use in listing decisions to replace the existing paragraphs 6.1-6.40 of PPG15, which are revoked.

Planning Policy Guidance 16: Archaeology and planning (1990)

Planning Policy Guidance 16 (PPG16) sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

Planning Policy Guidance 17: Planning for open space, sport and recreation (2002)

Planning Policy Guidance 17 (PPG17) sets out the policies needed to be taken into account by regional planning bodies in the preparation of Regional Planning Guidance (or any successor) and by local planning authorities in the preparation of development plans (or their successors); they may also be material to decisions on individual planning applications. This replaces the PPG Note 17 published in 1991.

This Guide reflects the Government's policy objectives for open space, sport and recreation, as set out in Planning Policy Guidance 17: Planning for open space, sport and recreation.

Planning Policy Guidance 24: Planning and Noise (1994)

Planning Policy Guidance 24 (PPG24) guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

It explains the concept of noise exposure categories for residential development and recommends appropriate levels for exposure to different sources of noise. It also advises on the use of conditions to minimise the impact of noise. Six annexes contain noise exposure categories for dwellings, explain noise levels, give detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specify noise limits, and advise on insulation of buildings against external noise.

II. PLANNING POLICY STATEMENTS

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 1 (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Statement 3: Housing

Planning Policy Statement 3 (PPS3) underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

Planning Policy Statement 6: Planning for Town Centres (2005)

Planning Policy Statement 6 (PPS6) sets out the Government's policy on planning for the future of town centres.

This replaces Revised Planning Policy Guidance Note 6: Town Centres and Retail Developments (PPG6) published in 1996 and subsequent policy statements.

Planning Policy Statement 7: Sustainable Development in Rural Areas

Planning Policy Statement 7 (PPS7) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Statement 9 (PPS9) sets out planning policies on protection of biodiversity and geological conservation through the planning system.

Planning Policy Statement 10: Planning for Sustainable Waste Management

Planning Policy Statement 10 (PPS10) sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.

Planning Policy Statement 11: Regional Spatial Strategies

Planning Policy Statement 11 (PPS11) sets out the procedural policy on the nature of Regional Spatial Strategies (RSSs) and focuses on what should happen in preparing revisions to them and explains how this relates to the Act and associated regulations.

Planning Policy Statement 12: Local Development Frameworks

Planning Policy Statement 12 (PPS12) sets out the Government's policy on the preparation of local development documents which will comprise the local development framework.

Planning Policy Statement 22: Renewable energy

Planning Policy Statement 22 (PPS22) sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.

Planning Policy Statement 23: Planning and Pollution Control

Planning Policy Statement 23 (PPS23) is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.