

Policy Group – 17 May 2017

Adoption of Swanage Local Plan

1. Purpose of report

To seek approval to adopt the Swanage Local Plan.

2. Key issues

- 2.1 Purbeck District Council has worked in partnership with Swanage Town Council and the Swanage Town and Community Partnership to prepare the Swanage Local Plan. The District Council submitted the Swanage Local Plan to the Planning Inspectorate in March 2016 and the planning inspector Sarah Housden has now submitted her report on the examination of the plan. The report concludes that the Swanage Local Plan provides an appropriate basis for planning for the town until 2027, providing that a number of main modifications are made to it. The main modification are very similar to those which were approved by the Council for consultation last year, but with two further very minor updates to clarify that the Workspace Strategy was published in 2016, and that the Dorset Environmental Records Centre ‘reports’ (rather than ‘records’) data on protected sites.
- 2.2 The Report on the Examination of the Swanage Local Plan is attached at **Appendix 1**, whilst **Appendix 2** contains the appendix to the inspector’s report, setting out the main modifications that the inspector is recommending to make the plan sound. In addition to the main modifications, officers have prepared a Schedule of Additional Changes (**Appendix 3**) which are minor in nature and can be made by the Council on adoption of the plan without the need to be examined. **Appendix 4** contains the final version of the Swanage Local Plan, including both the main modifications and the additional changes. This report seeks approval to adopt the final version of the Swanage Local Plan, as set out in Appendix 4. Once adopted, the Swanage Local Plan will form part of the Purbeck Development Plan and will cover the period to 2027.

3. Recommendation

That a report be submitted to Council seeking approval to adopt the Swanage Local Plan as set out in Appendix 4.

4. Policy issues

4.1 How will this affect the environment, social issues and the local economy?

The Swanage Local Plan will help to deliver the following corporate priorities:

- Protecting and enhancing the local environment, as the plan includes a policy which seeks to improve and enhance the green infrastructure network in Swanage;
- Meeting the housing needs of local people, as the plan identifies sites for 200 homes on the edge of Swanage (including 52 homes which have already been permitted on appeal), of which at least 50% will be affordable; and

- Improving the local economy and infrastructure, as the plan identifies a redevelopment site in the town centre, to include provision of new retail floorspace.

4.2 Implications

4.2.1 Resources

The Swanage Local Plan has been prepared within the existing budget and resources of the planning policy team. Officers are planning to publish notices in the local press once the plan is adopted, and the cost of these can be met from existing budgets.

4.2.2 Equalities

The Council published an Equality Impact Assessment (EqIA) and Health Impact Assessment (HIA) alongside the publication of the Swanage Local Plan Pre-submission Document in September 2015. In addition, an EqIA and HIA addendum statement was published in September 2016 covering the proposed Main Modifications to the plan.

Appendices:

- 1 - Report on the Examination of the Swanage Local Plan
- 2 - Appendix to the Report on the Examination of the Swanage Local Plan – Schedule of Main Modifications
- 3 - Swanage Local Plan Pre-submission Document: Schedule of Additional Changes
- 4 - Swanage Local Plan: final version incorporating Main Modifications and Additional Changes

Background papers:

- Report to Council, 11 October 2016: Swanage Local Plan Main Modifications consultation
- Report to Council, 23 February 2016: Submission of Swanage Local Plan to Secretary of State

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The Planning Inspectorate

Report to Purbeck District Council

by Sarah Housden

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 5 April 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Swanage Local Plan

The Plan was submitted for examination on 21 March 2016

The examination hearings were held on 5, 6 and 26 July 2016

File Ref: PINS/B1225/429/3

Abbreviations used in this report

AA	Appropriate Assessment
AEoI	Adverse effect on integrity
AONB	Area of Outstanding Natural Beauty
BP	Business Park
CIL	Community Infrastructure Levy
DHPF	Dorset Heathlands Planning Framework
DPD	Development Plan Document
DtC	Duty to co-operate
GI	Green Infrastructure
HRA	Habitats Regulations Assessment
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
OAN	Objective assessment of need
PDC	Purbeck District Council
PLP	Purbeck Local Plan
PPG	Planning Practice Guidance
PROW	Public Right of Way
SA	Sustainability Appraisal
SANGs	Suitable Alternative Natural Greenspace
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SLP	Swanage Local Plan
SoCG	Statement of Common Ground
STC	Swanage Town Council
STCP	Swanage Town and Community Partnership

Non-Technical Summary

This report concludes that the Swanage Local Plan (SLP) provides an appropriate basis for the planning of the town until 2027, provided that a number of main modifications (MMs) are made to it. Purbeck District Council (PDC) has specifically requested me to recommend any MMs necessary to enable the plan to be adopted.

The MMs include those proposed by the Council as well as covering matters that were discussed at the examination hearings. Following the hearings, the Council prepared a schedule of the MMs and carried out sustainability appraisal (SA) and a Habitats Regulations Assessment (HRA). The MMs were subject to public consultation between 27 October and 9 December 2016. I have recommended their inclusion in the plan after considering all the representations made in response to consultation on them. I have amended their detailed wording where necessary but this does not alter the substance of the MMs themselves.

The purposes of the MMs can be summarised as follows:

- To identify Suitable Alternative Natural Greenspace (SANGs) to mitigate the effects of recreational pressure associated with new housing development and avoid an adverse effect on integrity (AEoI) of the Dorset Heathlands and ensure compliance with national and international legislation relating to protected heaths;
- To include a housing trajectory showing the rate of delivery for the proposed housing sites over the plan period and their contribution to the District's five-year land supply;
- To ensure that development proposals provide an appropriate mix and type of housing reflecting needs identified in the latest Strategic Housing Market Assessment (SHMA);
- To delete Policy PA which is unsound and make necessary consequential amendments;
- To strengthen Policy STCD to ensure that it will be effective in requiring new development to take into account the distinctive character of different areas in the town;
- To ensure that the redevelopment of the town centre site has regard to railway infrastructure and transport connections within the town centre;
- To include indicators relating to biodiversity and air quality within the monitoring framework to avoid an AEoI of the Dorset Heathlands.

Introduction

1. This report contains my assessment of the SLP in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) (the 2004 Act). It considers first whether the plan's preparation has complied with the duty to co-operate (DtC). It then considers whether the plan complies with legal requirements and whether it is sound. The National Planning Policy Framework (the Framework) (paragraph 182) makes it clear that in order to be sound, a Local Plan (LP) should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The basis for the examination is the SLP Pre-Submission Document (September 2015) (SLP1), submitted in March 2016. It is the same document as was published for consultation in September 2015.
3. The SLP has been prepared within the context of the Purbeck Local Plan Part 1 (November 2012) (PLP) (SLP33) which covers the period 2006 – 2027. It indicates that the SLP will be prepared jointly with Swanage Town Council (STC) and Swanage Town and Community Partnership (STCP) to cover a number of matters including identifying a settlement extension(s) for approximately 200 dwellings and providing new retail growth in the town centre. The SLP covers the remainder of the PLP plan period to 2027 and the plan area follows the parish boundaries.
4. The Government published a housing White Paper on 7 February 2017. Any subsequent changes to national policy will be for the Council to consider and address in due course.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act, the Council requested that I should recommend any MMs necessary to rectify matters that make the plan unsound or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM** and are set out in full in the Appendix.
6. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal (SA) and Habitats Regulations Assessment (HRA). The MMs schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and I have made some amendments to the detailed wording of the MMs where necessary for consistency or clarity. None of the amendments significantly alters the content of the MMs as published for consultation or undermines the participatory processes and SA and HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

7. The Council has published 'additional modifications' alongside the MMs which are modifications that do not materially affect the policies in the plan¹. The Council is accountable for these changes and they do not fall within the scope of the examination, consequently they are not referred to in this report.

Policies Map

8. The Council must maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan. The Proposals Map (Inset 20) within the PLP1 is the existing adopted Policies Map for Swanage.
9. When submitting a LP for examination, the Council is required to provide a submission Policies Map showing the changes to the adopted Policies Map that would result from the proposals in the submitted LP. The SLP submission Policies Map comprises the plan entitled 'Changes to adopted Policies Map' in Appendix 4 of the plan.
10. The Policies Map is not defined in statute as a development plan document (DPD) and so I do not have the power to recommend MMs to it. However, MM7, MM11 and MM19 all require further corresponding changes to be made to the Policies Map and its key. Those further changes were published for consultation alongside the MMs.
11. When the plan is adopted, in order to comply with the legislation and give effect to the plan's policies, the Council will need to update the adopted Policies Map to include all the changes proposed in the plan entitled 'Changes to adopted Policies Map' and the further changes (entitled 'PMs') published alongside the MMs.

Consultation

12. The SLP has been prepared by PDC in partnership with STC and STCP all of whom have been represented on a Steering Group. Representations indicate that some local people were unaware of the existence of the STCP and the composition of its members and how they were selected. The STCP comprises a range of voluntary and other organisations and the process by which bodies are represented on it is a matter to be resolved locally.
13. Representations about consultation on the plan prior to its submission for examination indicate that some residents were unaware of the consultation events, did not receive leaflets and that there were difficulties viewing and commenting on documents online. Consultation at the issues and options stage was carried out in accordance with the Council's Statement of Community Involvement (2013) (SCI). The Consultation and Engagement Strategy (SLP25) set out clear arrangements for the Publication consultation and the number of representations made is commensurate with the size of the town and the scope of the plan. Overall, I am satisfied that consultation was undertaken in accordance with the 2012 Regulations² and the Council's SCI.

¹ S23(3)(b) of the 2004 Planning & Compulsory Purchase Act

² The Town and Country Planning (Local Planning)(England) Regulations 2012

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A of the 2004 Act in respect of the plan's preparation. The Council's DtC Statement (SLP24) outlines how it has engaged with the relevant bodies prescribed in Regulation 4 of the 2012 Regulations (as amended).
15. The DtC is engaged if either of the strategic matters as listed in section 33A(4) of the Act affect at least two local planning authority areas, including district and county areas in two tier areas.
16. Cooperation with Dorset County Council has ensured that the minerals safeguarding area around Swanage brickworks at Godlingston would not be affected by the proposed development sites.
17. The plan area falls within the Bournemouth, Dorset and Poole Strategic Housing Market Area and the Council has worked jointly with other Dorset Councils to prepare the Strategic Housing Market Assessment (SHMA) (2008), the 2012 update and the Eastern Dorset SHMA (December 2015). The SLP also proposes measures to mitigate the impact of development on the Dorset Heathlands which is part of a joint approach to heathland mitigation adopted by PDC and five other local planning authorities.
18. In addition, joint working and liaison with Natural England, the Environment Agency and Co-operative Estates is reflected in the production of three Statements of Common Ground (SoCG) which have assisted in identifying the main issues for the examination and resolving a number of representations.
19. It is clear that engagement and effective outcomes have been sought with all of the relevant bodies at appropriate stages in the plan making process. Engagement with adjoining local planning authorities has not identified any outstanding concerns on cross boundary matters relating to the strategic priorities listed in paragraph 156 of the Framework. The DtC has not been challenged in representations. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the SLP and that the DtC has therefore been met.

Assessment of Soundness

Background

20. Swanage is the largest town in Purbeck District providing a wide range of local services and facilities as well as being a popular visitor destination. Its population of approximately 9500 can be doubled by visitors during peak holiday periods. The town has a spectacular landscape setting on the Purbeck Heritage Coast and within the Dorset Area of Outstanding Natural Beauty (AONB). It is located within the Corfe Valley character area³ with the chalk escarpment of the Purbeck Ridge to the north creating a distinctive backdrop and landscape setting.

³ Conserving Character – Landscape Character Assessment and Management Guidance for the Dorset AONB (2008) (LCA) (SLP40)

21. A number of nearby sites are protected by European legislation for their biodiversity value. These include the Dorset Heaths (Wareham and Purbeck) and Studland Dunes Special Area of Conservation (SAC), the Dorset Heathlands Special Protection Area (SPA) and Ramsar site, the Dorset Heaths SAC, Isle of Portland to Studland Cliffs SAC, St Albans Head to Durlston Head SAC. For ease of reference, I refer to these as the 'Dorset Heathlands' throughout this report. The Poole Harbour SPA and Ramsar site is located approximately 5km from the town centre. Additional potential designations are the candidate Studland to Portland SAC and Solent and Dorset Coast SPA.

Main Issues

22. Taking account of the representations, the written evidence and the discussions that took place at the examination hearings, I have identified seven main issues upon which the soundness of the plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors. For clarity, references to PLP policies are pre-fixed with 'PLP' in this report.

Issue 1 – Is the SLP consistent with and will it help to deliver the spatial objectives of the PLP? What implications does the PLP Partial Review (PR) have for the SLP? Is the SLP clearly justified as an additional development plan document?

23. The Regulations require the SLP to be consistent with the adopted development plan⁴ and its purpose is to deliver the strategic requirements of the PLP.
24. PLP Policy HS sets out a housing requirement for Purbeck District of 2520 dwellings from 2006 to 2027, equivalent to 120 per annum with approximately 200 dwellings to be delivered as a settlement extension(s) at Swanage. This was not based on an objective assessment of housing needs (OAN) in the District. On adoption of PLP in November 2012, the Council committed to an early review of the plan to consider the District's housing target against an updated SHMA, and to review other issues including employment, retail development, heathland mitigation measures and coastal change management areas.
25. The Eastern Dorset SHMA which was completed in December 2015 (the 'SHMA 2015) identifies a higher OAN of 238 dwellings per annum for the District. This is a starting point for consideration of the future housing requirement and may not represent the final figure once environmental, infrastructure and other constraints have been tested through an examination. There are a number of uncertainties to be resolved through this process, not least of which is the proportion of any updated housing requirement figure that may be apportioned to Swanage.
26. An options consultation on the PLP PR took place during summer 2016. The PLP PR plan period would run from 2011 – 2033 which would be different from the SLP. I have considered whether the SLP would comply with the

⁴ The Town and Country Planning (Local Planning)(England) Regulations 2012 Part 4 Regulation 8(4)

Framework having regard to the fact that it does not meet OAN and would have a different plan period to the PLP PR.

27. Having regard to the judgement in the Tandridge case⁵, there is nothing in the evidence which leads me to conclude that the SLP examination should have been discontinued to enable a different plan to be produced to accommodate a higher OAN set out in an updated SHMA. This will be tested and a new housing requirement set for the District through the PLP PR. It is not the role of the SLP to rectify the approach of PLP to housing supply and the Local Development Scheme 2017⁶ (the 'LDS 2017') makes its scope explicitly clear.
28. The PLP seeks to enhance the distinctive characteristics of the five spatial areas within the District whilst improving the quality of life for the community. The SLP will help to deliver the vision and spatial objectives for South-East Purbeck which includes Swanage, Corfe Castle and Langton Matravers which are to be the focus for service provision. PLP Policy SE indicates that the role of Swanage will be supported through additional retail floorspace, a settlement extension(s) of approximately 200 dwellings including investigation of an extra-care facility, new employment growth, proposals to mitigate flood risk and coastal erosion and alterations to primary education, all of which are to be delivered through the SLP. The Swanage settlement boundary is also to be reviewed.
29. There are a number of areas where the PLP PR will update the development requirements for Swanage including for housing and employment. I am mindful that this could create some confusion and potentially undermine the credibility of the adopted SLP, as any future development requirements for Swanage identified through the PR would take place in the context of the PLP PR, 'outwith' the policies and provisions of the adopted SLP.
30. However, the SLP is seeking to deliver the strategic development requirements in PLP and its adoption is essential to complete the delivery of the PLP and provide a baseline from which to identify the future development needs of the District in the PLP PR. The SLP vision and spatial objectives are consistent with and will help to deliver the vision of the PLP.
31. Since the close of consultation on the MMs, the Council has advised that the SHMA 2015 is subject to further review and that the PR will now be progressed as a full review of the PLP. The LDS 2017 provides for the submission of the Purbeck District Local Plan Review for examination in 2018. The full review of PLP reflects the need to respond to revised national policy and updates to the evidence base. The revised LDS 2017 does not change the scope of the SLP and I am satisfied that the change to a full review of the PLP does not affect the soundness of the SLP.
32. In the interests of consistency with the examination evidence, I have retained the references to PR throughout this report and within the MMs. I am content for the Council to make additional modifications to update references within the SLP from PR to full review. In this context, I have removed **MM1** from

⁵ R.(on the application of Oxted Residential Ltd) v Tandridge District Council [2016] EWCA Civ 414

⁶ Purbeck District Local Plan Local Development Scheme March 2017

the Appendix as it can be dealt with by the additional modifications to be made by the Council.

33. Once adopted, the PR policies and SLP will comprise the development plan for the purposes of determining planning applications in Swanage. This should be made clear in the plan and **MM2** and **MM3** are therefore recommended to ensure that the plan will be effective. The SLP should make clear that an early review may be necessary to respond to the changing policy context or to respond to outcomes from monitoring and **MM4** is recommended to ensure that the plan will be effective.

Conclusion on Issue 1

34. The SLP is broadly consistent with and its policies will positively promote the PLP spatial objectives and the vision for South-East Purbeck as it relates to Swanage. There would be no conflict with Regulation 8(4) and the plan is clearly justified as an additional development plan document.

Issue 2 – Is development within the AONB justified having regard to the Framework's requirement to conserve the landscape and scenic beauty of the designated area?

35. The SLP identifies land within the AONB for housing development. The Framework states that great weight should be given to conserving landscape and scenic beauty in AONBs and that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated it is in the public interest. In considering applications for major development, an assessment should be made of the need for the development and its impact on the local economy, the scope for developing elsewhere outside the AONB or meeting the need for the development in some other way, and any detrimental effect on the environment, the landscape and recreational opportunities.
36. The AONB 'washes over' the built-up area of Swanage and its surroundings. There are limited opportunities for development of the scale required by PLP within the 'urban area' of Swanage as defined in the AONB LCA where development would be likely to have less impact on the landscape and scenic beauty of the AONB. The need for the development cannot be met in another settlement since that would not deliver the strategic aims of PLP.
37. The effect of not providing the housing required would be a lack of accommodation for the resident population, including working age people who are employed in local businesses. This would be likely to adversely affect the tourism economy and other local businesses which depend on a local supply of labour. New retail and town centre uses are necessary to support the vitality and viability of the town centre and maintain its function as a service centre for the resident population as well as a tourist destination.
38. The principle of new housing development in Swanage is established by PLP Policies HS and SE. Some development will be needed within the AONB on the edge of the town and there are no reasonable alternatives to meeting that strategic requirement outside the AONB. Within that context, there is a reasonable prospect that the exceptional circumstances set out in the Framework would be met when planning applications are made for the

proposed housing sites. I deal with the effects of the alternative sites assessed for housing on the AONB within Issue 3.

Conclusion on Issue 2

39. I conclude that there is no scope for developing outside the AONB or meeting the need for the proposed housing development in some other way and that development within the AONB is justified.

Issue 3 – Is the scale, mix and distribution of housing soundly based and are the allocated sites justified and deliverable having particular regard to the requirements for heathland mitigation? Should additional sites be allocated?

Whether the scale, mix and distribution of housing is soundly based

40. PLP Policy SE sets a target of 960 dwellings to be delivered in South-East Purbeck to 2027, with around 200 to be delivered as a settlement extension(s) in Swanage. As the most sustainable settlement in SE Purbeck, Swanage is also expected to accommodate a 'significant proportion' of windfall development for the SE spatial area. Accordingly the scale of housing development proposed in the SLP is justified.
41. SLP Policy SHM indicates that the housing mix on the settlement extension sites should accord with the latest SHMA. Pending any revisions, the SHMA 2015 provides the most recent evidence of housing need in the District. It is important that new housing proposals have regard to the most recent evidence on the mix of housing needed in Swanage – otherwise there is a risk to housing delivery. **MM15**, **MM16** and **MM17** are needed to ensure that the supporting text to Policy SHM reflects the most up to date information about the housing mix that will be required on development sites and that the plan has been positively prepared.
42. The provision of an extra care facility is being investigated through the PR. Accordingly, no provision has been made for this within the settlement extensions at Swanage. However, **MM18** is necessary to ensure that Policy SHM helps to deliver the need for specialist housing to accommodate people with care needs that has been identified in the SHMA 2015.
43. Provision for affordable housing on development sites in Swanage is established by PLP Policy AH which requires that 50% of dwellings are affordable on sites of two or more dwellings. The West Berkshire judgement⁷ and changes to the Planning Practice Guidance have changed the threshold at which the requirement will be triggered. However, this does not affect the proposed settlement extensions in the SLP which are all larger than 10 units. The PR has been informed by a 2016 viability assessment⁸ which confirms that the proportion of affordable housing being sought for the District as a whole is viable, including Swanage. As such, the proportion of affordable housing sought through Policy SS on the site allocations is justified.

⁷ Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441

⁸ Part 1 and Revised Community Infrastructure Levy Economic Viability Assessment April 2016

44. Where there are viability issues on individual sites, Policy AH provides some flexibility for negotiation on the amount of affordable housing to be provided. **MM10, MM13 and MM14** are recommended to ensure that the approach in Policy SS is consistent with PLP in this regard and is consistent with national policy set out in the Framework. It will provide a contingency in the event that the requirement in PLP Policy AH changes following the PR examination and ensure that the policy has been positively prepared.
45. Given that there are limited brownfield sites within the built-up area and open spaces and recreation areas within the town are to be protected, some development on the periphery of the built up area of the town is inevitable if housing needs are to be met. For these reasons, the overall distribution of housing is justified.

Whether the allocated sites are properly justified and deliverable

46. Three sites have been identified for housing. The sites at Northbrook Road West and East could accommodate approximately 90 dwellings each with approximately 20 dwellings at Prospect Farm.
47. The site selection process is based on a comprehensive evidence base and the identification of sites for development has been based on a thorough process of site evaluation and comparison supported by SA⁹. The alternative options to accommodate new housing presented varying effects on the AONB but these have been properly assessed and appropriate mitigation measures put in place where necessary.
48. The Council's conclusions on the site options consultation have been challenged on the basis that the option of spreading development on a larger number of smaller sites received more support than the option for development of the sites at Northbrook Road, and that a potential development site at Herston Fields received considerable support. I concur with the view of Dorset County Council's AONB team that development on the northern part of Herston Fields would be likely to adversely affect the landscape and scenic beauty of the AONB. There is an outstanding 'Town Green' application on the southern area and I share the Council's view that this creates significant uncertainty that any development on that part of the site would be deliverable.
49. The results of consultation at the issues and options stage is only one factor that has to be weighed in the balance with other planning matters to inform the choice of sites identified for development, including site availability and deliverability. Having regard to the factors that have influenced the site selection process, I conclude that the distribution and choice of the sites identified for housing is justified.
50. Northbrook Road East comprises the former Swanage Grammar School buildings and playing fields to the north and is allocated for approximately 90 dwellings. Outline planning permission has been granted on appeal for 52 dwellings¹⁰ on the playing fields and further development would be located on

⁹ Swanage Local Plan Housing Site Selection and Housing Mix Background Paper (September 2015) (SLP16).

¹⁰ Appeal Ref APP/B1225/A/13/2209425

the site of the school buildings and areas of hardstanding. There is nothing in the evidence to indicate that the school buildings are required to be retained but their conversion to residential use is one of a range of options that could be pursued.

51. Any conversion or redevelopment of the school buildings would be seen in conjunction with development on the playing field site and the primary school to the north. Whilst the site would be more intensively developed, I concur with the view of Dorset County Council's AONB team that it would not encroach into or have an adverse impact on the wider AONB landscape.
52. The Highway Authority has not objected to the allocation of the site and has not identified the need for any off-site highway improvements that could affect delivery. A more detailed assessment of any further measures necessary to deal with traffic movements from the development will be undertaken through the planning application process. The impact of development on the adjacent primary school during the construction phase could be minimised through a condition to control the route for construction traffic and hours of work in order to minimise noise and disturbance which would be for a temporary period.
53. Northbrook Road West would accommodate approximately 90 dwellings. It comprises a series of undulating grazing fields on rising land between the town and the Purbeck Ridge, partly enclosed by hedges on the north and west boundaries, reflecting the key characteristics of the LCA Corfe Valley character area.
54. A more detailed Landscape Assessment ¹¹ was carried out to assess the effect of development at Northbrook Road West on the AONB. I concur with its conclusions that development on this site would extend the built-up area of Swanage which would be visible in long distance views from Public Rights of Way (PROW), in particular from the Purbeck Way and open access land at Ballard Down and Godlingston Hill. However, from these distances it would be seen in the context of the built-up area of Swanage, and in particular the Cauldon Caravan Park and existing development on D'Urberville Drive which create a hard edge to the built-up area on Northbrook Road.
55. The development would, however, be prominent from nearby vantage points, in particular Washpond Lane, Darkielane and Brickyard Lane as well as the two PROW to either side of Godlingston cemetery. However, the retention and reinforcement of existing hedgerows would provide a framework for development and the location of development within the central portion of the wider enclosed fields would help to contain its visual impact and provide a buffer to the rising and undulating countryside to the north and west. The SLP indicates that lower density development would be appropriate on the peripheral parts of the site. The development brief to be prepared could incorporate these measures to help ensure that the transition between the urban area and the countryside is enhanced to the benefit of the AONB as required by PLP Policy SE and minimise any harm to the enjoyment of the recreational opportunities within it.

¹¹ Housing Site Selection and Housing Mix Background Paper September 2015 (SLP16)

56. Residents expressed concern about the effect of additional traffic and parking on Northbrook Road, particularly during school drop off and pick up times. Policy SS indicates that improvements to the Washpond Lane/Northbrook Road junction may be required but this could be secured through a s278 agreement in conjunction with a detailed planning application. The Highway Authority has not objected to the allocation of the site. Whilst I appreciate that local residents have expressed concerns, there is nothing in the evidence to suggest that highway safety would be adversely affected.
57. Swanage lies within 5km of the Dorset Heathlands. PLP Policy DH and the Dorset Heathlands Planning Framework Supplementary Planning Document 2015 – 2020 (DHPF SPD) (SLP36) set out the required mitigation measures on development sites between 400 metres and 5km from the boundary of a protected heath in order to avoid an Adverse Effect on Integrity (AEoI). These take the form of Heathland Infrastructure Projects, the most significant of which are Suitable Alternative Natural Greenspace (SANGs) which provide open space to divert the demand for recreation from new residents away from heathland. For sites of 50 or more dwellings, provision of SANGs is required as part of the overall infrastructure provision for the site.
58. The SANGs to be provided in conjunction with the appeal development on the Northbrook Road East site is identified on the SLP Policies Map. However, development on the remainder of the site together with Northbrook Road West will require the delivery of additional SANGs. This is not identified either in the plan or in the supporting evidence. The identification and deliverability of the required SANGs has been progressed through a SOCG with Natural England and negotiations with the site promoter. The proposed SANGs is to the north and south of Washpond Lane covering a total area of 6.7 hectares. Details of public access, site layout and ongoing management and monitoring arrangements would be dealt with through individual planning applications.
59. **MM7** is necessary to identify the required SANGs within the plan and secure mitigation to avoid an AEoI of the Dorset Heathlands and to ensure that the proposals are deliverable and comply with the DHPF SPD and international legislation to protect European designated heathlands.
60. Prospect Farm is accessed off Prospect Way and would accommodate approximately 20 dwellings. The development would not encroach onto the higher slope to the north and would be contained between the existing houses to the east and a farm track on the west boundary. As such, there would be no adverse impact on the wider AONB landscape. The allocation falls below the threshold at which SANGs is required as set out in the SPD.
61. Prospect Allotments is allocated for affordable housing in Policy PA. However, there are a number of unresolved matters in the policy as drafted. As the scale of the proposed development is not defined it is not possible to establish its effect on the landscape and scenic beauty of the AONB. The provision to be made for replacement allotments and SANGs has not been outlined and there would be conflict with the site's designation in the SLP as an open space and recreation area. Whilst the development is not required to contribute to the housing requirement figure for Swanage, the above issues create significant uncertainty about its deliverability within the plan period and I conclude that the policy is unsound as drafted. **MM12** is necessary to delete

Policy PA and **MM11** is recommended to retain reference to the potential for an affordable housing scheme on the site as supporting text to Policy SS. As a consequence, the deletion of reference to Prospect Allotments in Policy OSR is also necessary as set out in **MM29**.

Housing trajectory and five-year supply

62. Past completions within the SE spatial area show significant variations, from 12 during 2014/15 to 67 during the more buoyant economic conditions in 2007/08. The average completion rate of 44 per annum from 2006/07 to 2014/15 relates to a broader geographical area including Swanage. However, there is nothing in the evidence to indicate that there are any infrastructure or other constraints that would impede delivery rates on the proposed housing sites and the provision of SANGs for heathland mitigation has been addressed elsewhere in this report.
63. Apartment/flat development has dominated completions in Swanage and the SHMA 2015 points to a future need for more family sized properties in the District. Meeting latent demand for family housing in Swanage could help to boost delivery rates. Having regard to these factors, I conclude that there is a realistic prospect of the proposed settlement extensions contributing to the five-year land supply as expected. I see no requirement for the plan to identify a 'reserve' housing site, to be brought forward in the event of a shortfall in delivery on the allocated sites.
64. The contribution that the sites would make to the five year supply to 2020 as set out in the Housing Land Supply Assessment¹² is realistic. **MM8** is recommended to include a housing trajectory in order that the plan is deliverable. The trajectory indicates that 150 dwellings would be delivered within the current five-year land supply period 2015 - 2020, at an even rate of 50 per annum.

Whether additional sites should be allocated for housing

65. Three additional sites were proposed for housing during the examination, including some that had been considered as options during the preparation of the SLP. However, the sites proposed in Policy SS are of sufficient size to meet the housing requirement for Swanage set out in PLP and none of the allocated sites have been found to be undeliverable or otherwise unsound. It is therefore not necessary to consider these other sites in detail since they are not needed to deliver the preferred strategy.
66. Given that I have concluded that the allocated sites would contribute to the five-year land supply as anticipated by the Council, the potential for development of alternative sites is a matter for a future review of the SLP or identification through the PR based on any updated housing requirement figure for the District.

Conclusion on Issue 3

¹² PDC Hearing Statement Response to Main Matter 4

67. The scale, mix and distribution of housing are soundly based and appropriate to deliver the strategic housing requirement in the PLP. The sites have been properly justified and shown to be deliverable and will contribute to the five-year housing land supply for South-East Purbeck through the Plan period. Consequently there is no need for me to consider further site allocations.

Issue 4 - Are the proposed changes to the settlement boundary logical and justified?

68. The approach taken to reviewing the settlement boundary is based on a set of criteria that will be applied in the preparation of all Neighbourhood Plans and DPDs in the District¹³. In general, the criteria appear soundly based and the changes to the settlement boundary appear logical. The main changes have been made to accommodate the proposed settlement extensions, exclude large residential gardens and important gaps and correct mapping anomalies.
69. The extension of the settlement boundary at Prospect Farm to align with its position to the rear of the properties on Prospect Crescent would not be justified since it would include land in an elevated position which if developed would be likely to be visually prominent and harmful to the AONB.
70. Townsend Residential Centre and Rotary Cottage are set within extensive grounds and their exclusion from the settlement boundary is consistent with the approach of excluding open spaces at the edge of settlements.
71. Planning permission to construct a railway turntable site at Herston was granted in 2013.¹⁴ Whilst that permission has expired, PLP Policy CF would support its construction outside the settlement boundary. **MM9** is recommended to clarify this in the supporting text and to underline the importance of this railway infrastructure to the continued operation of the Swanage railway and the plans to extend and connect with main line services at Wareham.
72. Peveril Point contains residential and commercial uses and the development provides a visual end to the built-up area viewed across Swanage Bay. As such its inclusion within the settlement boundary is justified.

Conclusion on Issue 4

73. The changes to the settlement boundary are logical and justified and there is no compelling reason to make any further alterations.

Issue 5 - Does the SLP make appropriate provision to deliver the employment and retail development, community facilities and infrastructure in Swanage required by PLP?

Whether the approach to employment development is appropriate and justified

74. PLP Policy SE sets the strategic context for employment in Swanage and seeks to provide opportunities for the expansion of existing businesses and support growth in the maritime and tourism industries. Prospect Business

¹³ Settlement Boundary Review Background Paper September 2015 (SLP21)

¹⁴ Application Ref 6/2103/0287

Park (BP) is identified in PLP Policy SE as the main location for employment growth although this has been largely completed with 0.2 hectares of the site remaining undeveloped. The SLP safeguards existing employment sites at Prospect BP and Victoria Avenue, but does not identify any further land for development.

75. Continued employment growth is important to improve the sustainability of the town as a place to live and work and to diversify its economy to provide employment beyond the tourist season. The PR will confirm the amount, type and location of employment land that will be needed in Purbeck, including in Swanage and will be informed by the Strategic Employment Land Availability Assessment and the Dorset Workspace Strategy (SLP59). Whilst the absence of employment allocations in the SLP is justified, **MM25** is recommended for clarity and to ensure consistency with the Framework's aim to support sustainable economic development. I have made a consequential amendment to reflect the completion of the Dorset Workspace Strategy.

Whether the scale and location of retail uses is appropriate and justified by the evidence and whether the SLP will support the vitality and viability of the town centre

76. The scale of retail development proposed in Policy STC is commensurate with the evidence in the Purbeck and Poole Town Centres, Retail and Leisure Study (2015) (SLP27) and the scale of retail development set out in PLP Policy RFS. The retail uses proposed in Policy STC would be accommodated on the town centre redevelopment site which is in a central location accessible on foot, by cycle, bus and in proximity to the railway station. The SA identifies that the scale and location of retail facilities in an accessible town centre location would meet identified needs, encourage sustainable access to retail facilities and reduce the need to travel elsewhere.
77. In line with the commitment in PLP Policy RP, the town centre designation which was originally contained in the Purbeck District Local Plan Final Edition (2004) has been reviewed through the SLP. The main changes are to incorporate existing commercial sites and areas and to exclude residential properties. Within the town centre area shown on the Policies Map existing retail uses are to be safeguarded and new retail businesses would be supported. The primary retail frontages correspond with the extent of the retail core and wider town centre uses.
78. A development brief is to be prepared for the town centre redevelopment site and the commitment of the main development partner is underlined in the SoCG with the Council. It is important that the proposals for the site are well designed and sympathetic to the nearby Swanage railway buildings, provide heathland mitigation and link with existing modes of transport. The findings of the Strategic Flood Risk Assessment (SFRA) Level 2 which has been commissioned by the Council will also need to be taken into account. This requirement should be referenced in Policy TCR to ensure that it is effective and deliverable and **MM23** is recommended to achieve this.
79. Policy KCD identifies an additional town centre redevelopment site for employment and/or residential uses or the re-location of existing non-retail uses from the site allocated in Policy TCR. Given its location within flood

zones 2 and 3, **MM24** is required to ensure consistency with national policy relating to flood risk.

80. Subject to the MMs, I conclude that Policies STC, TCR and KCD have been positively prepared and will provide an effective strategy to strengthen and enhance the vitality and viability of Swanage town centre.

Whether adequate provision has been made for community facilities and infrastructure including education, open space and health

81. Swanage has three primary schools with St Mary's Roman Catholic Primary in close proximity to the proposed settlement extensions on Northbrook Road. Whilst this school has 38 spare places across all year groups¹⁵, representations indicate that its Reception year is at capacity whereas there are spare Reception places at St Mark's primary school in Herston. However, St Mary's school caters for demand from a wide area. Demand for school places and travel patterns are invariably complex dependent on varying cohorts and parental choice, such that the nearest school is not necessarily the one attended.
82. The Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which indicates that education infrastructure is one of the priorities for spending in the Regulation 123 List. The impact of development on the capacity at local schools is a matter for the Council to resolve with the Education Authority.
83. Although it is possible that some children will not be able to attend their nearest school, I am satisfied that overall there will be sufficient school places available within a reasonable distance of the proposed housing sites.
84. The retention and improvement of the town's services and facilities is one of the plan's spatial objectives. **MM26** is necessary for soundness to correct the omission of the Mowlem Theatre from the list of important local facilities to be safeguarded. **MM27** is also necessary to indicate that new facilities would be supported subject to normal planning considerations.
85. PLP Policy GI seeks recreation, sport facilities and open space in conjunction with new development and the protection of existing facilities unless there is an excess in provision and the loss would not result in a shortfall and/or suitable replacement facilities are provided. The open space and recreation areas in Swanage to be protected are identified in Policy OSR and on the Policies Map. The settlement extensions proposed in Policy SS will make provision for public access to the SANGs, as outlined elsewhere in this report.
86. Ancillary facilities such as changing rooms could be provided to help to facilitate the recreational use of these areas and **MM29** is recommended to ensure that Policy OSR is effective in this regard. PLP Policy GI provides the necessary safeguard to ensure that ancillary development would not adversely affect the quality or quantity of open spaces used for sport and recreation and no further modifications to Policy OSR are necessary.

¹⁵ PDC Hearing Statement Response to Main Matter 4

87. The relocation of Swanage Allotments may be required if the site is developed for affordable housing in the future. Any such proposal would need to comply with the requirements of PLP or its replacement and **MM30** will ensure that Policy SA is effective.
88. Policy TCR makes provision for a replacement Swanage Health Centre on the town centre redevelopment site together with enhancements to the public realm. Funding for the health centre is subject to approval by NHS England but the SoCG between the Council and Co-operative Estates confirms that joint working is in progress to accommodate the facility as part of the site proposals. Accordingly, there is a realistic prospect of the replacement health centre being provided within the plan period.
89. The road network within Swanage is characterised by a network of narrow streets with traffic passing through the town centre via a one-way system to access areas to the north and south of the town. The feasibility of improvements to the walking and cycling network and traffic management measures within the town centre have been investigated¹⁶ and a number of schemes are already proposed as part of the Purbeck Transport Strategy (SLP60), to be funded by a combination of developer contributions and public funding.
90. Addressing existing congestion on the A351 particularly at Corfe Castle is beyond the scope of the SLP but the plan has a role in supporting the development of necessary railway infrastructure to enable services on the Swanage railway to be extended to Wareham with onward connections to main-line services. **MM5** and **MM32** include reference to future transport schemes which will improve the accessibility of the town.

Conclusion on Issue 5

91. I conclude that subject to the recommended MMs, the SLP provides an appropriate approach to future employment pending the adoption of the PR, will support the vitality and viability of the town centre and makes appropriate provision for the community facilities and other infrastructure necessary to support development proposed in the SLP.

Issue 6 – Do the SLP policies provide a positive strategy to conserve the landscape and scenic beauty of the Dorset AONB, safeguard the natural environment and protect and enhance the form and character of the built environment?

Whether or not the policies in the SLP would conserve the landscape and scenic beauty of the Dorset AONB

92. The Framework's exceptional circumstances test would ultimately be applied as part of the consideration of a planning application on the allocated sites. However, as outlined in relation to the first main issue, I conclude that the need for development in the AONB has been demonstrated and with careful mitigation the proposed allocation on the Northbrook Road West site would conserve the landscape and scenic beauty of the Dorset AONB. Moreover, it

¹⁶ Swanage and Langton Matravers Walking and Cycling Routes and Traffic Management Feasibility Report (2014) Dorset County Council (SLP47)

would also comply with the requirements of PLP 1 Policy SE that new housing development should enhance the transition between the built up area of the town and the open countryside, to the benefit of the AONB. **MM10** is recommended to ensure that Policy SS has been positively prepared and is consistent with the policies in PLP 1.

Natural environment

93. Policy SGI seeks to ensure that proposals for major development avoid damage or loss of the green infrastructure (GI) identified in the draft Swanage Green Infrastructure Strategy (SGIS) (SLP32) which was published for consultation alongside the SLP and will be adopted as an SPD. The SGIS identifies areas of multi-functional greenspace that are important for biodiversity, flood alleviation, recreation purposes and adapting to climate change. **MM28** is necessary to include an updated reference to the SGIS SPD which will help to deliver Policy SGI.
94. **MM6** is required to ensure that the plan's spatial objectives are consistent with national and international legislation relating to protected heaths.
95. As PLP Policy BIO requires new development to avoid significant adverse impacts on ancient woodland and veteran trees a separate policy within the SLP is not required.
96. Recreational pressure from new housing can also be experienced on coastal waters and **MM31** is necessary to avoid an AEoI of the Poole Harbour SPA and Ramsar site.

Heritage and townscape

97. Swanage Conservation Area has been assessed as 'at risk' by Historic England in response to various pressures including the poor condition of some buildings and loss of historic fabric. Measures to address these issues will be pursued through a Conservation Area Management Plan. In order to ensure that the plan includes reference to these initiatives as a positive strategy to enhance the historic environment, **MM33** and **MM34** are necessary.
98. The 'areas of high townscape value' referred to in Policy STCD include sites and buildings which do not necessarily make a positive contribution to the quality of the built environment. In requiring that the overall character of these areas 'should not be significantly changed', Policy STCD does not represent a positive approach and could result in poorer quality sites and buildings not being improved or enhanced and a MM is required to rectify this.
99. The second part of Policy STCD sets out guidelines for development in four areas of the town identified as suitable for 'lower density' development, but with no indication of what the density of those areas is. The Queens Road/Bon Accord Road and Durlston areas have an established and spacious character derived from the individual designs of the dwellings which are set within large plots with generous planting to the boundaries. The areas to the north and south of Beach Gardens are less spacious in character, but the detached dwellings of individual design contribute to the residential character. The Ballard Estate comprises single storey development in an elevated cliff

top position where taller buildings could be visually intrusive in the wider landscape.

100. The individual property designs and layout of development contribute to the distinctive character and appearance of these areas rather than their density per se and new development should be sympathetic to these features.

MM19, MM20, MM21 and MM22 are recommended to ensure that Policy STCD reflects the distinctive character of the four areas and requires new development to protect and enhance that character.

Conclusion on Issue 6

101. I conclude that subject to the recommended MMs, the SLP policies will provide a positive strategy to conserve the landscape and scenic beauty of the Dorset AONB, safeguard the natural environment and protect and enhance the town's built environment.

Issue 7 – Whether the SLP is deliverable within the plan period and has robust arrangements for monitoring

102. The production of development briefs for the proposed settlement extensions will resolve more detailed arrangements relating to access, highway improvements, landscaping, drainage, the need to safeguard the amenities of adjoining occupiers and any other planning related issues.

103. Key infrastructure providers and partners including STC are signed up to the implementation of the SLP as evidenced by the SoCGs and submissions of the Council. Key items of infrastructure to support development have been identified in the plan and will be secured through CIL, s106 planning obligations together with on-site delivery. Whilst some larger infrastructure such as coastal defence works will be progressed as part of the PR, this will not impede the delivery of the housing, community facilities and retail development outlined in the plan.

104. The proposed monitoring framework will be reported through the Council's Annual Monitoring Report and it provides an effective mechanism to assess whether the SLP is meeting its objectives. **MM35** is necessary to include indicators relating to biodiversity and air quality within the monitoring framework and to ensure that the plan complies with the requirements of the Habitats Regulations. I have made a consequential amendment to MM35 to reflect that the key indicator is reported (not recorded) by the Dorset Environmental Records Centre.

Assessment of Legal Compliance

105. My examination of the compliance of the SLP with the legal requirements is summarised in the table below. I conclude that the plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The SLP has been prepared in accordance with the Council's LDS (March 2017). Although the adoption date will be later than anticipated, the delay is not significant.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in March 2013. Consultation on the Local Plan and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The HRA Report concluded that it was not possible to rule out likely significant effects on the Dorset Heathlands either individually or in combination with other plans or projects. A full Appropriate Assessment was carried out in order to avoid an AEoI arising from recreation activity generated by the residents of new housing and Natural England supports this.
National Policy	The SLP complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The SLP complies with the Act and the Regulations.

Overall Conclusion and Recommendation

106. The SLP has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

107. The Council has requested that I recommend MMs to make the plan sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Swanage Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Sarah Housden

INSPECTOR

This report is accompanied by an Appendix containing the main modifications.

Appendix
Report on the Examination of the Swanage Local Plan – Schedule of Main Modifications

Main Modification to Swanage Local Plan	
Change reference	Policy / paragraph
MM2	<p>Insert new paragraph after paragraph 38</p> <p>As well as fulfilling the Council's commitment to explore the potential for additional development in the district above that of PLP1, the Partial Review gives the Council an opportunity to update policies in light of new national planning guidance, and to introduce new policies if necessary. References in the SLP to PLP1 policies will therefore also apply to any future revised policies as may be adopted through the Partial Review.</p>
MM3	<p>Insert new paragraph after paragraph 52</p> <p>The policies in the Swanage Local Plan will be used alongside the policies in the PLP1 (and any future revisions to the PLP1) to determine planning applications. The Swanage Local Plan should therefore be read alongside the PLP1.</p>
MM4	<p>Add new subsection after paragraph 66</p> <p>Monitoring and review The Council will monitor the effectiveness of the Swanage Local Plan policies through specific indicators and the results of this monitoring will be published in the Council's suite of monitoring reports. In certain circumstances, the monitoring could trigger a partial or complete review of the plan, and further information on this is provided in the Monitoring Framework set out in Appendix 3.</p> <p>It is also possible that the Swanage Local Plan may need to be reviewed before the end of the plan period to respond to changing circumstances, such as changes to national planning policy. Any future review of the plan would be subject to public consultation and independent examination.</p>
MM5	<p>Insert new paragraph after</p> <p>"The Purbeck Transport Strategy sets out future transport schemes and improvements in the district. The Strategy includes specific projects which are relevant to Swanage, including the Swanage to</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM6	Table 4, page 40	Wareham Rail Reconnection, and improvements to bus services and the walking and cycling network".
MM7	Paragraph 150	<p>Add the following text to the spatial objective relating to green spaces and the environment: "Protecting and enhancing existing green spaces, and providing new open spaces and links to the countryside that fit with the historic character and setting within the AONB and wildlife designations".</p> <p>Amend paragraph 150 as follows:</p> <p>The overall area identified for use as SANGs has not yet been fully clarified. The main area identified is at Northbrook Road West (map 6), although the current area promoted is unlikely to be sufficient. There may be options to extend the land area made available and/or to link directly with the public footpath network within the vicinity. An alternative might be to provide more land elsewhere around the town. The final area for SANGs provision will need to be confirmed before planning permission is granted for any further homes at the settlement extension sites.</p> <p><u>The two settlement extensions at Northbrook Road East and West will be required to provide a site specific SANGs. The two site promoters have identified an area of land to provide a joint SANGs, to provide mitigation for both settlement extensions. The identified area of land is shown in Map 4. Purbeck District Council and Natural England both agree that the area proposed for SANGs is acceptable in principle, subject to agreement of detailed plans including access arrangements and agreement of ongoing management arrangements to ensure that the SANGs remains in perpetuity.</u></p>
MM8	Add new subsection after paragraph 150	<p><u>Housing trajectory for Swanage settlement extension sites</u></p> <p><u>The Swanage Local Plan allocates sites for 200 homes as settlement extensions on the edge of Swanage. The housing trajectory set out below indicates when these 200 homes are expected to be delivered. The main infrastructure requirements for the proposed settlement extensions will be the provision of appropriate heathland mitigation, provision of improvements to the local highway network where appropriate, and the provision of any additional site specific infrastructure as may be identified through the planning application process. The timing of infrastructure provision will be agreed through a</u></p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan																								
		<p><u>S106 agreement as part of the planning applications for the settlement extension sites.</u></p> <div data-bbox="343 913 858 1664" data-label="Figure"> <table border="1"> <caption>Housing trajectory for Swanage settlement extension sites</caption> <thead> <tr> <th>Year</th> <th>Number of dwellings</th> </tr> </thead> <tbody> <tr><td>2016-2017</td><td>50</td></tr> <tr><td>2017-2018</td><td>50</td></tr> <tr><td>2018-2019</td><td>50</td></tr> <tr><td>2019-2020</td><td>50</td></tr> <tr><td>2020-2021</td><td>50</td></tr> <tr><td>2021-2022</td><td>0</td></tr> <tr><td>2022-2023</td><td>0</td></tr> <tr><td>2023-2024</td><td>0</td></tr> <tr><td>2024-2025</td><td>0</td></tr> <tr><td>2025-2026</td><td>0</td></tr> <tr><td>2026-2027</td><td>0</td></tr> </tbody> </table> </div> <p><u>Please note that the housing trajectory set out above only relates to the Swanage settlement extensions, as identified in the Swanage Local Plan. Unplanned 'windfall' development is also expected to occur during the plan period, as set out in the PLP1.</u></p>	Year	Number of dwellings	2016-2017	50	2017-2018	50	2018-2019	50	2019-2020	50	2020-2021	50	2021-2022	0	2022-2023	0	2023-2024	0	2024-2025	0	2025-2026	0	2026-2027	0
Year	Number of dwellings																									
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2025-2026	0																									
2026-2027	0																									
MM9	Add new text after paragraph 154	<p><u>Add new text after paragraph 154 as follows:</u></p> <p><u>The Council understands that the Swanage Railway Trust may wish to provide additional railway infrastructure and ancillary development outside the Swanage settlement boundary. Such development may be required in connection with the operation of the Swanage Railway which is developing services to connect to the main line network. The Council is supportive of the provision of additional railway infrastructure in connection with the Swanage Railway.</u></p> <p><u>Any applications for railway infrastructure which are outside the settlement boundary will be considered under policy CF (Community Facilities and Services) of the PLP1. This policy sets out criteria to be met</u></p>																								

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM10	Policy SS (Swanage Settlement)	<p>by proposals for new community facilities and services outside a settlement boundary.</p> <p>Add the following text to the policy:</p> <p>Approximately 200 homes will be provided in settlement extensions on the edge of Swanage through:</p> <ul style="list-style-type: none"> • The allocation of land at Northbrook Road East, as shown on Map 5, for approximately 90 dwellings, of which a minimum of 50% will be Affordable; • The allocation of land at Northbrook Road West, as shown on Map 6, for approximately 90 dwellings, of which a minimum of 50% will be Affordable; and • The allocation of land at Prospect Farm, as shown on Map 7, for approximately 20 dwellings, of which a minimum of 50% will be Affordable. <p><u>Where it is considered that there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, the applicant will be required to provide full justification of exceptional circumstances to the Council’s satisfaction, as set out in policy AH (Affordable Housing) of the PLP1.</u></p> <p>Developers should ensure that development at settlement extensions should achieve an appropriate balance in maximising the opportunity to provide housing, whilst minimising negative landscape impact on and, where possible, enhancing the AONB.</p> <p>Proposals for each settlement extension will need to deliver appropriate new public open space (Suitable Alternative Natural Greenspace) or other appropriate mitigation to avoid negative impacts on nearby heathland at Studland and Godlingston. Any SANGs provided will need to be in accordance with the SANGs guidelines set out in Appendix 5 of PLP1.</p> <p>The development should provide safe and sustainable access to local facilities, particularly for pedestrians, cyclists and public transport users. It should also provide improvement to the local highway network where appropriate, for example the Washpond Lane / Northbrook Road junction.</p> <p>Development will need to be in accordance with all relevant policies of PLP1, including policy D</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM11	Prospect Allotment site, paragraphs 175 to 179	<p>(Design).</p> <p>In addition, proposals for the settlement extensions will need to demonstrate that they meet detailed site requirements, to be set out in a Development Brief Scoping Report for each site.</p> <p>The Swanage Settlement Boundary is amended to reflect the location of the settlement extensions and to incorporate other minor changes. The amended boundary is shown in Appendix 2.</p> <p>Amend supporting text as follows:</p> <p>Prospect Allotment site</p> <p>175. Swanage Town Council is keen to explore options for the delivery of predominantly affordable housing for people with a local connection, or Swanage key workers. The Town Council is exploring the possibility of developing the Prospect Allotments site for a housing scheme comprising mainly affordable housing, but possibly with a small element of market housing if this would help with the viability of the development. This scheme would be in addition to the level of affordable housing to be provided at settlement extensions identified in Policy SS: Swanage Settlement.</p> <p>176. The Prospect Allotment site (map 8) is located outside the Swanage Settlement Boundary, and is therefore within the 'open countryside' for the purposes of planning policy. Policy RES of PLP1 would allow affordable housing to come forward in the open countryside in and around settlements, where residential development is not normally permitted, provided that certain criteria are met. However, policy RES of PLP1 does not normally apply at the settlements of Swanage, Wareham or Upton. A special policy is therefore required to accommodate this proposed scheme in the plan.</p> <p>177. Detailed site assessment work has not yet been undertaken on the Prospect Allotment site, and there is currently insufficient evidence to include the site as an allocation in the Swanage Local Plan. However, Purbeck District Council does support the principle of providing affordable housing on this site, subject to further site assessment and should the Town Council decide to take this proposal</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p>forward.</p> <p><u>Any planning application for affordable housing on the Prospect Allotment site would need to be treated as a departure from Local Plan policies. In determining any such application, the Council will consider all relevant material considerations. Any application will need to demonstrate that:</u></p> <ul style="list-style-type: none"> • <u>Detailed site assessment work has been undertaken in advance to demonstrate that the site (or part there-of) is appropriate for development and that such development would not result in an unacceptable adverse impact on, and would, where possible, enhance the AONB; and</u> • <u>The proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural parishes, which cannot otherwise be met; and</u> • <u>The number of dwellings proposed is commensurate with the settlement hierarchy set out in policy LD (Location of Development) of PLP1, and of a character and high quality design appropriate to the location; and</u> • <u>There are secure arrangements to ensure that all affordable units remain affordable in perpetuity; and</u> • <u>Any area of the existing allotments which would be lost to development would need to be replaced in advance of such development. The replacement allotments could be provided at one or several appropriate locations, but these would need to be at least equivalent in size to the area lost; and</u> • <u>All other policy requirements are met, including those of policy DH (Dorset Heaths International Designations) and policy D (Design) of PLP1.</u> <p><u>A small amount of market housing may be supported at this site if this is in association with wider affordable housing development and provided that this will enable the provision of significant additional affordable housing to meet local needs.</u></p> <p>178. Depending upon the scale of any development proposed, it may be necessary to explore the delivery of SANGs to help mitigate the impact of housing development at this location.</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM12	Policy PA	<p>179. In the event that no affordable housing is taken forward at the allotment site, no market housing would be permitted. In such circumstances, the existing allotments will <u>continue to be safeguarded</u> under Policy GI: Green Infrastructure <u>unless and</u> until suitable replacement facilities are provided.</p> <p>Delete policy PA:</p> <p>Policy PA: Prospect Allotments</p> <p>Proposals for affordable housing at the Prospect Allotment site (as shown on Map 8) will be supported provided that:</p> <ul style="list-style-type: none"> • Detailed site assessment work is undertaken in advance to demonstrate that the site (or part thereof) is appropriate for development and that such development would not result in an unacceptable adverse impact on the AONB; and • The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural parishes, which cannot otherwise be met; and • The number of dwellings is commensurate with the settlement hierarchy set out in policy LD (Location of Development) of PLP1, of character appropriate to the location and of high quality design; and • There are secure arrangements to ensure that the affordable housing will be enjoyed by occupants in perpetuity and • Any area of the existing allotments which would be lost to development would need to be replaced in advance of such development. The replacement allotments could be provided at one or several appropriate locations, but these would need to be equivalent or larger in size to the area lost; and • All other policy requirements are met, including those of policy D (Design) of PLP1. <p>A small amount of market housing may be permitted at this site if this is in association with wider affordable housing development and provided that this will enable the provision of significant additional affordable housing to meet local needs.</p>
MM13	Paragraph 181	<p>Add the following text at the end of paragraph 181:</p> <p>One of the objectives of the Swanage Local Plan is to provide new housing, including affordable family housing, allowing local people to live and work in Swanage. Purbeck District Council's adopted policy</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p>for providing affordable housing (policy AH of PLP1) requires at least 50% affordable housing to be provided on eligible sites in Swanage.</p> <p><u>Following a recent Court of Appeal judgment, and subsequent changes to the national planning practice guidance, the Council is no longer seeking affordable housing contributions on sites of 10-units or less, where these have a maximum combined gross floor space of no more than 1,000 square metres. The Swanage Local Plan includes three proposed settlement extensions on land at Northbrook Road East, Northbrook Road West, and Prospect Farm. All three proposed allocations are for more than 10 homes, and are not therefore affected by the recent Court of Appeal decision. However, the Council's new approach (following the Court of Appeal decision) will be relevant to the development of windfall sites which may come forward within the settlement boundary.</u></p>
MM14	Add new paragraph after paragraph 182	<p>Add the following new paragraph after paragraph 182:</p> <p><u>The Council is currently reviewing policy AH (Affordable Housing) of the PLP1 in light of the recent changes to government guidance and updated viability evidence. Any changes to policy AH of PLP1 will be considered through the Partial Review, and will be subject to independent examination as part of that process.</u></p>
MM15	Paragraph 185	<p>Update as follows:</p> <p><u>Purbeck District Council will be undertaking a Housing Needs Assessment for Swanage, to be completed by the end of 2016. A survey was undertaken towards the end of 2015 and a draft report has now been prepared. Officers will be finalising and publishing this report following input from the Swanage Local Plan Steering Group.</u></p> <p>This assessment may indicate that a different affordable housing tenure split would be appropriate in the town.</p>
MM16	Paragraph 187	<p>Update as follows:</p> <p>It is also important that development provides the appropriate mix of types and sizes of homes (e.g. 2-bed flats, 3-bed houses and so on). The Eastern Dorset authorities have jointly commissioned a</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM17	Add new paragraphs after paragraph 187	<p>Strategic Housing Market Assessment (SHMA) to cover Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck. The SHMA <u>was is expected to be published in later December 2015</u>, and <u>will include</u> recommendations as to the appropriate housing size and tenure mix for each local authority area. However the findings of the SHMA <u>will relate to Purbeck as a whole, and will not be</u> specific to Swanage.</p> <p>Add the following paragraphs after paragraph 187:</p> <p><u>The Eastern Dorset SHMA identifies estimated dwelling requirements by number of bedrooms for both Market and Affordable Housing. The SHMA indicates that, in Purbeck, the focus of demand for new market housing will be on two and three-bed properties, whilst for affordable housing the focus of demand will be on one and two-bed properties.</u></p> <p><u>The SHMA also considers the need for different types of housing, and identifies a suggested mix of dwelling types for both market and affordable housing. For market housing, the SHMA suggests a relatively even split between detached, semi-detached, terraced and flats, albeit with a slightly higher proportion of detached houses. For affordable housing the SHMA suggests a very low proportion of detached houses, with the suggested mix comprising a relatively even split between semi-detached, terraced and flats.</u></p> <p><u>The mixes of housing size and types identified in the Eastern Dorset SHMA (or any subsequent SHMA updates) will be used as a starting point to determine the appropriate housing mix on development sites in Swanage, in line with policy SHM (Swanage Housing Mix).</u></p>
MM18	Policy SHM	<p>Amend policy text as follows:</p> <p>Policy SHM: Swanage Housing Mix</p> <p><u>A mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless robust local evidence (specific to Swanage) indicates otherwise. Where proposed developments deviate from this approach, developers must provide supporting evidence to explain why. The provision of housing and accommodation for people</u></p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM19	Paragraph 190	<p>with care needs <u>new extra-care facilities</u> will also be encouraged within the town.</p> <p>Amendments to paragraph 190 as follows:</p> <p>Policy D (Design) of PLP1 indicates that all development proposals should reflect the good practice advice, including appropriate densities, contained in <u>District design guidance including the townscape character assessment for Swanage</u>. Following the historic environment and townscape character workshop, held in 2014, the Swanage Local Plan Steering Group has identified four areas of <u>distinctive local character, where new development should protect and enhance that character. of the town where lower density development would be most appropriate</u>. Guidelines for development in these areas are set out in policy STCD (Swanage Townscape Character and Development).</p>
MM20	Insert new paragraph after paragraph 190	<p>Insert new paragraph as follows:</p> <p><u>The Ballard Down area is characterised by historic bungalow development. The Townscape Character Assessment indicates that any two storey development would undermine the established character of this area, and policy STCD (Swanage Townscape Character and Development) states that this area should continue to support single storey development only.</u></p>
MM21	Paragraph 192	<p>Amendments to paragraph 192 as follows:</p> <p>The area of Cauldron Avenue, Battlemead, Vivian Park and Bonfields Avenue to the north and Beach Gardens and Gannetts Park to the south also forms an area of <u>distinctive local character and new development in this area should not reduce the existing suburban character. characterised by fewer density development.</u></p>
MM22	Policy STCD	<p>Amendments to the policy wording as follows:</p> <p>Policy STCD: Swanage Townscape Character and Development</p> <p>In order to conserve and enhance the existing townscape character of Swanage, new development should take account of the Swanage Townscape Character Assessment (2012) and will need to follow the guidelines set out below wherever possible.</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p>Areas of high townscape value The two areas of high townscape value are shown on Map 9. These include <u>parts of the Swanage and Herston Conservation Areas and other areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced not be significantly changed as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.</u></p> <p>Areas of distinctive local character suitable for lower density development The four areas of <u>distinctive local character identified for lower density development</u> are shown on Map 9. <u>These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas:</u></p> <p>The Ballard Down area should continue to support single storey development only, as this area is characterised by historic bungalow development.</p> <p><u>The areas to the north and south of Beach Gardens are characterised by predominantly detached properties, of modest size, individual design and usually set within reasonably generous plots. The area displays a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road. It is important that new development does not reduce the spacious character of this area and the informal qualities of the backland areas.</u></p> <p><u>The area of distinctive local character to the south of the town includes cul-de-sacs, lanes and tracks which form spurs from the principal road network, resulting in a mixture of formal highways and informal lanes. The area is characterised by predominantly detached houses set within generous plots defined by established boundary planting and walls. New development should not adversely affect the existing character of this area and should respect the characteristics of the highway network, for example the grass verges and informal lanes.</u></p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p>The low density area at Durlston should continue to support lower density development only. It will be important that any new development within this area is sensitive to the local character of the area and does not result in the significant loss of important vegetation or the well defined boundaries, including street edge enclosures.</p> <p>The Swanage Lanes includes two areas (a large area between Bon Accord Road and Queens Road and a smaller area on South Cliffe Road and Osmy Road on the southern fringe of the town). These areas should continue to support lower density development only. It is important that new development within these areas should be sensitive to the local character of the area and does not result in the significant loss of important vegetation or boundary walls. It is also important that the character of the streets is maintained, for example the grass verges and informal lanes.</p> <p>The areas to the north and south of Beach Gardens are also identified as suitable for lower density development only. This includes Cauldron Avenue, Battlemead, Vivian Park and Bonfield Avenue to the north and Beach Gardens and Gannetts Park to the south. It is important that new development does not reduce the suburban character of this area and the informal qualities of the backland areas should not be lost.</p>
MM23	Policy TCR	<p>Amend the policy wording as follows:</p> <p>Policy TCR: Town Centre Redevelopment</p> <p>Land between Kings Road West and the railway station is identified as a key town centre redevelopment site with potential to accommodate the majority of the district's retail needs, as set out in policy RFS (Retail Floor Space Supply) of PLP1. This area is shown in Map 12 and includes land occupied by the existing Co-operative store, the adjacent car park, the health centre, bus depot and fire station.</p> <p>Proposals for the town centre redevelopment site will need to:</p> <ul style="list-style-type: none"> provide the majority of identified convenience and comparison retail floorspace needs as

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p>identified in policy RFS of PLP1 (and the comparison (non food) requirement identified in the Purbeck and Poole Town Centres, Retail and Leisure Study 2014);</p> <ul style="list-style-type: none"> • explore provision of a flexible range of retail unit sizes; • provide a replacement health centre to meet the identified needs of the medical practice, subject to approval by NHS England, and new car parking to replace the existing facilities lost to development (the parking should serve the needs of town centre shoppers and the medical practice); • explore the possibility of providing a new town square; • enhance the existing townscape and conservation area through high quality design and achieve <u>a positive visual and functional relationship with the railway station and the listed Goods Shed;</u> and • ensure good walking and cycling links between the scheme and the rest of the town centre, and <u>achieve a positive functional relationship between the station, buses, taxis and pedestrian routes;</u> • ensure that all other relevant policy requirements are met, including those of policy D (Design) of <u>PLP1.</u> <p>A small extent of residential development might be supported on this site, providing that this is delivered as part of mixed scheme and can be appropriately accommodated alongside the above requirements. A full flood risk assessment would be required to accompany any development proposal and it would be vital that any proposed new residential development could provide the necessary appropriate means of escape from the identified risk of flooding. <u>Any proposals would need to be in accordance with all relevant policies of PLP1, including policy DH (Dorset Heaths International Designations).</u></p> <p>The Council has commissioned a Strategic Flood Risk Assessment (Level 2) for the Swanage town centre redevelopment area. However, in addition to this, developers will need to prepare a site specific flood risk assessment to accompany any planning application in the town centre redevelopment area. <u>Proposals for development will need to take account of the SFRA Level 2, and will need to demonstrate how any necessary site specific flood defence or adaptation measures have been incorporated as an intrinsic part of the scheme.</u></p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM24	Policy KCD	<p>In addition, any proposals will need to demonstrate that they are able to meet the detailed site requirements, set out in the Town Centre Development Brief.</p> <p>If significant economic viability constraints are identified by the developer that would then prevent redevelopment of the site in accordance with this policy, the applicant will be required to provide full justification of any exceptional circumstances to the Council's satisfaction. Such justification will be expected to include financial viability appraisal of the development proposal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints and their impact. The appraisal will be subject to independent verification, which the applicant will be expected to fund.</p> <p>Additions to the policy wording as follows:</p> <p>Policy KCD: Kings Court Depot Site The former depot site at Kings Court, off Kings Road West (Map 13) is suitable for redevelopment. The site lies partly within flood zones 2 and 3 and this will determine the type and level of development most appropriate at this location. The site could potentially accommodate employment, and/or some residential development (including affordable housing), or the relocation of existing non-retail uses from the Town Centre Redevelopment site, if required.</p> <p>The Council is producing a Strategic Flood Risk Assessment (Level 2) which includes this site. However, a site specific flood risk assessment will also need to be produced by the developer. <u>Any proposals for development will need to take account of the SFRA Level 2, and will need to demonstrate how any necessary site specific flood defence or adaptation measures have been incorporated as an intrinsic part of the scheme.</u></p> <p><u>Any redevelopment proposals will also need to ensure that all other relevant policy requirements are met, including those of policy D (Design) of PLP1.</u></p>
MM25	Paragraph 220	<p>Update paragraph 220 as follows:</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM26	Paragraph 228	<p>Purbeck District Council, along with other Dorset Councils, are working to update the Dorset Workspace Strategy. This work will help to identify the level and type of employment land needed in the district. The update to the Workspace Strategy was completed in 2016, and will inform the preparation of the Partial Review of the PLP1. <u>will follow the publication of the Eastern Dorset Strategic Housing Market Assessment, which is anticipated in summer 2015.</u></p>
MM27	Add new paragraph after paragraph 231	<p>Add the following text to paragraph 228:</p> <p>The following facilities and services in Swanage are safeguarded in line with policy CF of PLP1:</p> <ul style="list-style-type: none"> • James Day Care Centre • Swanage Medical Practice • Swanage Schools • Swanage Children's Centre • Swanage Youth & Community Centre • Swanage Day Centre • Swanage Library • Swanage Hospital • Swanage Town Hall • Swanage Museum and Heritage Centre • Local shops (such as those at Herston) • <u>The Mowlem Theatre.</u>
MM28	Add new paragraph after paragraph 237	<p>Add the following new paragraph after paragraph 231:</p> <p><u>In addition to the safeguarding of existing facilities and services, the Council will support proposals for new (and improvements to existing) community facilities and services where these meet the requirements of relevant policies in the Swanage Local Plan and the PLP1.</u></p> <p>Update paragraph 237 as follows:</p> <p><u>Purbeck District Council will be has worked working with local partners to prepare a draft Swanage</u></p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
MM29	Policy OSR	<p>Green Infrastructure Strategy, which will includes accurate mapping and description of the current green infrastructure resource in Swanage, and will includes proposals to improve <u>identified any</u> areas of deficiency-identified. It is intended that a <u>The draft Green Infrastructure Strategy was published for comments alongside the publication of the Swanage Local Plan Pre-submission Document in autumn 2015, and it is intended that the Green Infrastructure Strategy will be adopted as a Supplementary Planning Document following adoption of the Swanage Local Plan. will be completed by autumn 2015.</u></p> <p>Amendments to the policy wording as follows:</p> <p>Policy OSR: Open space and recreation</p> <p>The following existing open space, sport and recreation areas will be safeguarded in line with policy GI (Green Infrastructure, Recreation and Sports Facilities) of PLP1:</p> <ul style="list-style-type: none"> • Days Park and Journey’s End • Swanage Cricket Club • Beach Gardens • Open space on the seafront, including recreation ground, sandpit field and weather station field • Prospect Allotments* • Prince Albert Gardens • King George V Playing Field and Forres Field • Northbrook Copse • Peveril Down • Durlston Country Park • Townsend Nature Reserve • Playing field off Bon Accord Road • Swanage School playing field • St Mary’s School playing field • Playing field off Sydenham Road <p>The safeguarded areas are shown on Map 16.</p>

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
		<p><u>Ancillary development, such as provision of sports facilities or changing rooms, will be permitted where this would help enhance the site's value as an open space.</u></p> <p>A small loss of open space on the seafront will be supported where this is necessary to facilitate land stabilisation works and/or traffic management improvements. Such schemes should be accompanied by appropriate soft landscaping.</p> <p>*Loss of open space at Prospect Allotments will be permitted providing this is in accordance with the requirements of policy PA (Prospect Allotments) of the Swanage Local Plan.</p>
MM30	Policy SA (Swanage Allotments)	<p>Add the following text to the policy:</p> <p>Policy SA: Swanage Allotments</p> <p>Proposals for the provision of allotments outside the Swanage Settlement Boundary will be supported providing it can be demonstrated that the proposals will not harm the Area of Outstanding Natural Beauty (AONB).</p> <p><u>Any proposals will also need to meet all relevant policy requirements as set out in the PLP1.</u></p>
MM31	Paragraph 244	<p>Amendments to paragraph 244 as follows:</p> <p>There is a need to manage the impact of recreational pressure on the sensitive environmental areas around Swanage, including the Poole Harbour internationally designated sites. The Council will continue to work with neighbouring local authorities, statutory bodies and landowners to manage the shoreline access to Poole Harbour and to implement the Poole Harbour Aquatic Management Plan to manage water based activities.</p> <p><u>In addition to the Poole Harbour designated sites, Natural England has recently identified a potential Special Protection Area (SPA) along the Solent and Dorset Coast. The Council will work with the relevant statutory bodies to address any planning implications arising from this designation.</u></p> <p>Add new paragraph after paragraph 258, to state the following:</p>
MM32	Add new	

Change reference	Policy / paragraph	Main Modification to Swanage Local Plan
	paragraph after paragraph 258	<p><u>The Swanage Railway Trust is currently developing services to connect to the main line network at Wareham. The Council is supportive of the provision of additional railway infrastructure in connection with the Swanage Railway, and any applications will be considered in light of relevant policies in the PLP1.</u></p>
MM33	Add new paragraph after paragraph 261	<p>Add new paragraph after paragraph 261, to state the following:</p> <p><u>The principal risk factors that are drawn out of the Historic England survey can be identified as including:</u></p> <ul style="list-style-type: none"> • <u>Ongoing loss of historic townscape features.</u> • <u>Unauthorised insensitive alterations of buildings.</u> • <u>Poor condition of the public realm – surfaces, street furniture, signage and advertisements.</u> • <u>Unsympathetic recent development.</u> • <u>Threat of potentially unsympathetic new development.</u> • <u>Poor condition of a number of heritage assets and other buildings within the conservation area.</u> • <u>High probability of further negative change particularly if no action is taken.</u>
MM34	Add new paragraph after paragraph 263	<p>Add new paragraph after paragraph 263, to state the following:</p> <p><u>The Council is currently exploring the possibility of producing a conservation area management plan. The management plan would be prepared in partnership with the local community, and would set out measures for the management and enhancement of the conservation area. This could help in addressing the issues which have led to the identification of the conservation area as being ‘at risk’.</u> <u>This work is being taken forward separately to the Swanage Local Plan.</u></p>
MM35	Page 89	<p>Add new indicators to this table, after the ‘Heathland mitigation’ indicator, as set out in the separate table below.</p>

Proposed additions to the Swanage Local Plan Monitoring Framework (as per MM35)

Policy and key outcomes	Target	Sustainability Appraisal (SA) objectives	PLP1 policies	Key indicator (s)
<p><u>Biodiversity</u> <u>Biodiversity and geodiversity in Swanage will be protected, managed and enhanced in line with policy BIO (Biodiversity and Geodiversity) of the PLP1.</u></p>	<p><u>No overall decrease in the parish in areas of biodiversity importance (International, National and Regional Sites) year-on-year up to 2027. No deterioration in quality of Sites of Special Scientific Interest (SSSIs).</u></p>	<p><u>Protect and enhance habitats and species and local geodiversity</u></p>	<p><u>Policy BIO</u></p>	<p><u>Change in areas of biodiversity importance (International, National and Regional Sites). Quality of Sites of Special Scientific Interest (SSSIs), as reported by the Dorset Environmental Records Centre.</u></p>
<p><u>Traffic emissions</u> <u>It will be important to ensure that there are no significant adverse effects on the integrity of the Dorset Heaths SACs arising as a result of the development identified in the Swanage Local Plan. This includes ensuring no net increase in NOx levels at the protected heathland sites arising as a result of development.</u></p>	<p><u>No net increase in NOx levels in Swanage and Corfe Castle as a result of the development identified in the Swanage Local Plan.</u></p>	<p><u>Protect and enhance habitats and species and local geodiversity</u></p>	<p><u>Policy DH</u></p>	<p><u>Change in NOx levels as recorded at specific locations within Swanage and Corfe Castle. It should be noted that NOx levels are not currently recorded on the protected heathland sites, and therefore NOx levels at locations in Swanage and Corfe Castle will be monitored instead (although the precise monitoring details may be subject to change). Further investigation will be undertaken at the protected heathland sites if there is any significant increase in NOx levels at the monitored locations in Swanage and/or Corfe Castle.</u></p>

Swanage Local Plan Pre-submission Document: Schedule of Additional Changes

April 2017

Schedule of Additional Changes – April 2017

1. The Swanage Local Plan has been ‘found sound’ by an independent planning inspector, subject to a number of ‘Main Modifications’. As well as the Main Modifications there will be some minor consequential changes and editorial matters which the Council will need to follow through to improve the clarity and readability of the Swanage Local Plan. The table below shows these proposed ‘additional changes’ to the Swanage Local Plan, which are minor in nature and can be made by the Council on adoption of the plan without the need to be examined.
2. The proposed additional changes are published for reference purposes only. These changes are minor in nature and are not subject to consultation.
3. The Council published a Schedule of Additional Changes in October 2016 alongside the consultation on the proposed Main Modifications to the Swanage Local Plan. Officers have since updated the Schedule of Additional Changes to include further factual updates, such as those relating to the name and timescales for the review of the Purbeck Local Plan Part 1.
4. For each additional change in this document there is a:
 - Change reference – this is a unique reference number for each proposed additional change
 - Section – this sets out the relevant section of the Swanage Local Plan (e.g. introduction / housing policies / etc)
 - Policy / paragraph / map – this refers to the Swanage Local Plan Pre-submission Document and is the page number, paragraph / map number and / or policy to which the proposed change applies
 - Proposed change - The sections of text affected by one or more proposed changes are shown with ‘tracked changes’. Text to be inserted is represented in red underline and the text to be removed is shown ~~blue struck through~~. This allows readers to see quite clearly how the text is being changed so they do not have to refer back to the original Local Plan Pre-submission Document. Changes to maps within the document are described by text.
 - Reason for change – This is a brief account of why the additional change is proposed.

Schedule of proposed Additional Changes

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC1	Front Cover	Front Cover	Amend text on front cover as follows: Purbeck Local Plan – Planning Purbeck’s Future Swanage Local Plan Pre-submission Document September 2015 Adopted [add date]	Update needed upon adoption of the plan.
AC2	Throughout document	Throughout document	Amend references to Swanage Local Plan Pre-submission Document as follows:	Update needed upon adoption of the plan.
AC3	Throughout document	Throughout document	Swanage Local Plan Pre-submission Document Amend references to the Partial Review of the Purbeck Local Plan Part 1, as this is now being referred to as the Local Plan Review.	Factual update.
AC4	Contents Page	Contents Page	Consequential amendments will be needed to the Contents Page to reflect the proposed changes set out in the Schedule of Main Modifications and the Schedule of Additional Changes.	Consequential updates.
AC5	Executive Summary	Paragraph 5	Amend paragraph 5 as follows: Once it is adopted the The Swanage Local Plan forms will become part of the Development Plan for	Update needed upon adoption of the plan.

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC6	Executive Summary	Paragraph 8	<p>Purbeck, covering the period up to 2027. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.</p> <p>Amend paragraph 8 as follows:</p> <p>The Swanage Local Plan Pre-submission Document sets out a vision and spatial objectives for the town, and includes eleven ten proposed policies to help guide future development.</p>	Consequential amendment due to proposed deletion of policy PA (Prospect Allotments).
AC7	Executive Summary	Paragraph 11	<p>Delete paragraph 11 as follows:</p> <p>Policy PA: Prospect Allotments Policy PA supports the provision of affordable housing on the Prospect Allotment site, should the Town Council decide to take this forward. The policy sets out criteria which any proposals will need to meet, including provision of new allotments to replace any which are lost due to development.</p>	Consequential amendment due to proposed deletion of policy PA (Prospect Allotments).
AC8	Executive Summary	Paragraph 13	<p>Amend paragraph 13 as follows:</p> <p>Policy STCD: Swanage Townscape Character and Development Policy STCD identifies two areas of high townscape value, which should not be significantly changed be protected and enhanced as a result of new development. The policy also identifies four areas where lower density development will be appropriate. of distinctive local character where new</p>	Consequential amendments due to proposed changes to policy STCD.

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC9	Executive Summary	Paragraphs 22 and 23	<p><u>development should protect and enhance the local characteristics of the areas.</u></p> <p>Delete paragraphs 22 and 23 as follows:</p> <p>Invitation to submit representations</p> <p>22. Purbeck District Council is currently inviting representations on the soundness and legal compliance of the Swanage Local Plan Pre-submission Document. All comments must be received by 4pm on Friday 6th November 2015.</p> <p>23. All representations received will be passed to the planning inspector for consideration as part of the examination of the Swanage Local Plan.</p>	Update needed upon adoption of the plan.
AC10	How to make a response to the Swanage Local Plan	Paragraphs 24 to 32	<p>Delete paragraphs 24 to 32 as follows:</p> <p>How to make a response to the Swanage Local Plan Pre-submission Document</p> <p>24. This is the last opportunity to comment on the plan before it is submitted for examination by an independent planning inspector.</p> <p>25. All responses must be made on the official response form.</p> <p>You can complete the response form online (at www.dorsetforyou.com/swanage-local-plan) or download, complete and return it by: email: localplan@purbeck-dc.gov.uk post: Purbeck District Council Planning & Community Services</p>	Update needed upon adoption of the plan.

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
			<p>Westport House Wergret Road BH20 4PP</p> <p>26. Your response should consider: a) Whether the plan is legally compliant; and b) Whether the plan is sound.</p> <p>27. The closing date for responses is 4pm on Friday 6th November 2015</p> <p>28. Please note that all comments and the name of the individual or organisation responsible for them will be made available at the public examination.</p> <p>How legal compliance and soundness is determined</p> <p>Is the Swanage Local Plan legally compliant?</p> <p>29. The Swanage Local Plan is considered legally compliant if it is determined that:</p> <ul style="list-style-type: none"> • The plan is identified in the current Local Development Scheme (LDS) and that the key stages have been followed. • The community consultation has been carried out in accordance with the Council's Statement of Community Involvement (SCI). • The Council has consulted the appropriate statutory consultees that it must consult with. • The Council has fulfilled its Duty to Co-operate with other Local Planning Authorities, County Councils and other bodies with statutory functions. 	

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
			<ul style="list-style-type: none"> • The Council has co-operated with the Local Enterprise Partnership (LEP) and Local Nature Partnership (LNP) to identify and address any cross-boundary issues or strategic priorities. • The Swanage Local Plan complies with the Planning and Compulsory Purchase Act 2004 (as amended). • The Swanage Local Plan complies with The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012. • An appropriate Sustainability Appraisal Report (SA) is published to accompany the Swanage Local Plan. <p>30. Further information on legal compliance can be found at www.pas.gov.uk.</p> <p>Is the Swanage Local Plan 'sound'?</p> <p>31. The Swanage Local Plan is considered 'sound' if it is:</p> <ul style="list-style-type: none"> • Positively prepared—that is it is based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development; • Justified—the plan should be the most appropriate strategy, when considered against reasonable alternatives, based on proportionate evidence; • Effective—the plan should be deliverable over its period and where appropriate should be based on 	

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC11	Relationship between the Swanage Local Plan and the Partial Review of Purbeck Local Plan	Paragraph 33	<p>effective joint working on cross boundary strategic priorities; and</p> <p>• Consistent with National Policy—the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF);</p> <p>32. Further information on legal compliance and the tests of soundness can be found at http://www.planningportal.gov.uk/uploads/pins/ldf_dpd_soundness_guide.pdf</p> <p>Amend paragraph 33 as follows:</p> <p>The Purbeck Local Plan Part 1 (PLP1) is subject to a Partial Review review which will consider the district's housing target in light of an updated Strategic Housing Market Assessment (SHMA), along with other issues such as future employment and retail development. The Partial Local Plan Review is currently at an early stage, and is due to be adopted towards the end of 2018 2017.</p>	Factual update.
AC12	Relationship between the Swanage Local Plan and the Partial Review of Purbeck Local Plan	Paragraph 34	<p>Amend paragraph 34 as follows:</p> <p>The Swanage Local Plan will aim to meet the relevant strategic requirements set out in PLP1. Any development in Swanage, further to that identified in PLP1 and not provided through the Swanage Local Plan, will be considered as part of the review Partial Review of PLP1. The Council has recently (January 2015) published an Issues and (June 2016)</p>	Factual update

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC13	Introduction	Paragraph 42	<p><u>published an</u> Options consultation document to inform the <u>Partial Local Plan Review</u>.</p> <p>Amend paragraph 42 as follows:</p> <p>Once adopted, the <u>The</u> Swanage Local Plan will apply applies in Swanage Parish, covering the period up to 2027 and will-forms part of the Development Plan for Purbeck. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.</p>	Update needed upon adoption of the plan.
AC14	Introduction	Paragraph 52	<p>Amend paragraph 52 as follows:</p> <p>The Swanage Local Plan provides further detail to support the policies in PLP1. In particular, the Swanage Local Plan:</p> <ul style="list-style-type: none"> identifies settlement extensions for 200 new homes (50% affordable) in accordance with policy SE (South East Purbeck) of PLP1; reviews the Swanage Settlement Boundary for use in accordance with the policies of PLP1 including policy LD (General Location of Development); allows for the provision of affordable housing at the Prospect Allotment site, should the Town Council decide to take this forward; includes detailed policies in relation to affordable housing, housing mix and housing density and scale, to be applied within Swanage; 	Consequential amendment due to proposed deletion of policy PA (Prospect Allotments).

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC15	Introduction	Paragraph 54	<ul style="list-style-type: none"> • provides for the majority of the district's new retail space in line with policy RFS (Retail Floor Space Supply) of PLP1, and reviews the Swanage Town Centre Boundary; • identifies existing employment sites in Swanage to be safeguarded in line with policy E (Employment) of PLP1; and • identifies open spaces in Swanage to be safeguarded in line with policy GI (Green Infrastructure, Recreation and Sports Facilities) of PLP1, and provides a policy link to the Swanage Green Infrastructure Strategy. <p>Amend paragraph 54 as follows:</p> <p>The Council has recently (January 2015) <u>(June 2016)</u> published an Issues and Options consultation document to inform the Partial Local Plan <u>Review</u>. It is anticipated that the <u>Local Plan Review Partial Review</u> will be adopted towards the end of <u>2018</u> <u>2017</u>.</p>	Factual update.
AC16	Introduction	Paragraph 55	<p>Amend paragraph 55 as follows:</p> <p>Once adopted, the <u>The</u> Swanage Local Plan will <u>forms</u> part of a suite of local planning policy documents in Purbeck, as illustrated below. The Swanage Local Plan should be read in conjunction with the PLP1 and other local planning policy documents.</p>	Update needed upon adoption of the plan.

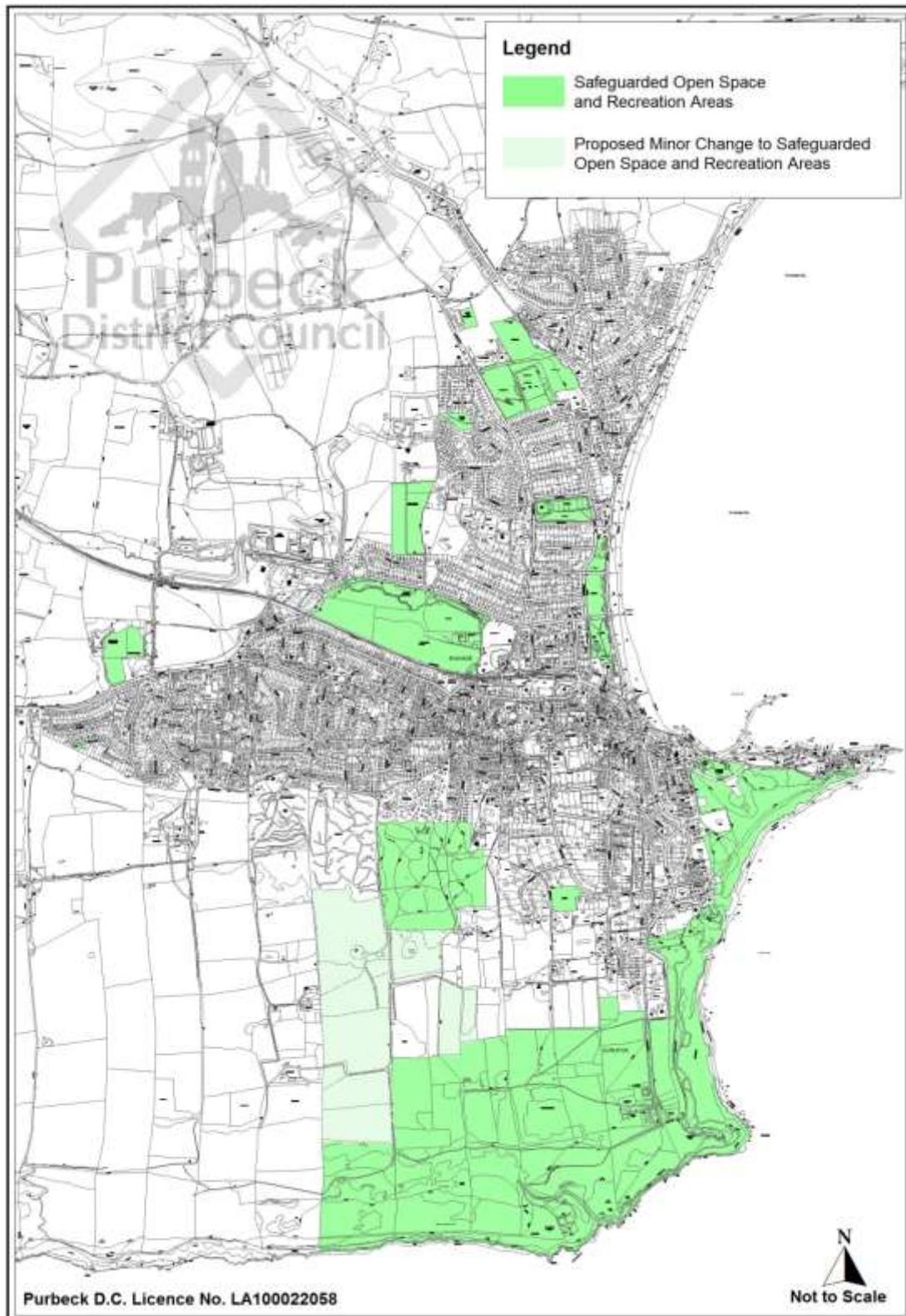
Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC17	Introduction	Figure on page 18	Update the figure showing planning policy documents in Purbeck so that the 'Dorset Heathlands Supplementary Planning Document' and the 'Nitrogen Neutrality Supplementary Planning Document' are shaded green, as these documents have now been adopted by the Council. In addition, the 'Swanage Local Plan' box should be shaded pink once the plan is adopted. Add green box to show the 'Swanage Green Infrastructure Strategy Supplementary Planning Document' and amend the title of the 'Purbeck Local Plan Partial Review' to state 'Purbeck Local Plan Review'.	Factual update.
AC18	Introduction	Paragraph 56	Amend paragraph 56 as follows: The Council is preparing prepared the Swanage Local Plan through a partnership with Swanage Town Council and Swanage Town and Community Partnership (representing the Swanage local community).	Factual update.
AC19	Vision and objectives	Table 4: Spatial objectives for the Swanage Local Plan (pages 39 and 40)	Delete the reference in the first row of table 4 to policy PA (Prospect Allotments).	Consequential amendment due to proposed deletion of policy PA (Prospect Allotments).
AC20	Housing policies	Paragraph 144	Amend paragraph 144 as follows: During preparation of the Swanage Local Plan, a Planning Appeal has allowed a development of 52	Consequential amendment due to agreement of the SANGs area.

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC21	Housing policies	Paragraph 155	<p>residential units at Northbrook Road East (on the former playing fields of the Old Grammar School site). This development is to be delivered as a 50/50 mix of market and affordable housing and is associated with an identified area of SANGs nearby. The identified housing and associated SANGs land will be allocated for these respective purposes, and are included in the allocations as shown on map 5. The area of SANGs currently identified will only be sufficient to provide mitigation for the 52 dwellings specified.</p> <p>Update final sentence as follows:</p> <p>Development brief scoping reports will be prepared for the settlement extension sites where the new housing will be located. The development brief scoping reports will set out the detailed requirements for each site and, following consultation workshops with the local community, will guide developers in working up the schemes. The scoping reports will be prepared following adoption of the Swanage Local Plan. by end of 2015.</p>	Factual update.
AC22	Housing policies	Map 7	<p>Update map legend as follows:</p> <p>Northbrook Road West Prospect Farm Settlement Extension</p>	To correct minor error.

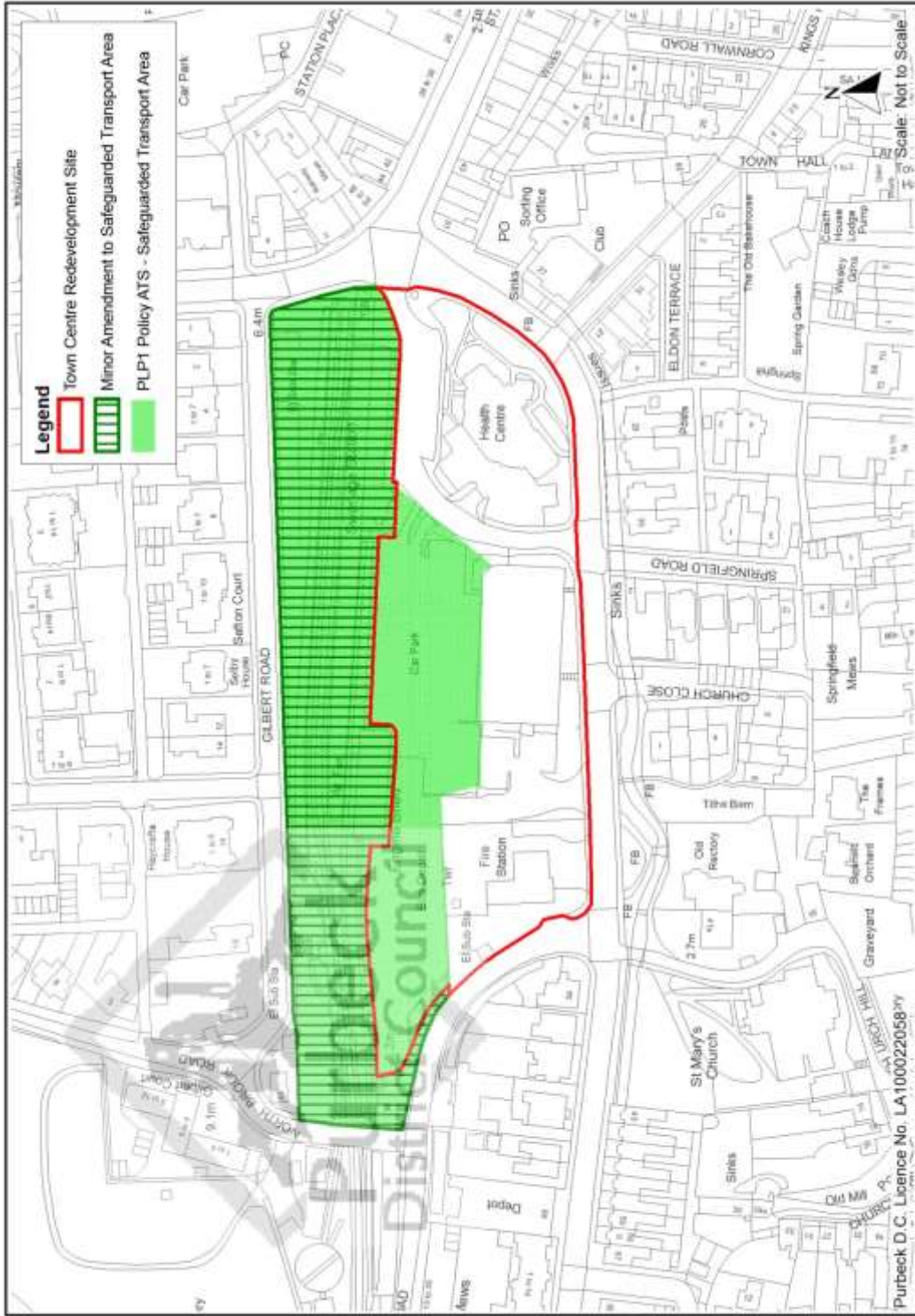
Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC23	Kings Court depot site	New paragraph after paragraph 215	<p>Insert new paragraph of supporting text after paragraph 215 as follows:</p> <p><u>The uses, layout and design of any proposed development scheme will need to take full account of the proximity to the rail sidings to the northern boundary, which may be more intensively used and covered over.</u></p>	Minor change to address suggestion raised by the Swanage Railway Trust in response to the Swanage Local Plan Pre-submission Document (Representation 26:3).
AC24	Open space and green infrastructure	Paragraph 242	<p>Amend paragraph 242 as follows:</p> <p>The Town Council is also exploring the possibility of providing additional affordable housing on the Prospect Allotments site. In the event that this site is not developed for affordable housing, the allotments will <u>continue to</u> be safeguarded as open space in line with policy GI of PLP1.</p>	Consequential amendment due to proposed deletion of policy PA (Prospect Allotments).
AC25	Open space and green infrastructure	Map 16	Update Map 16 (safeguarded open spaces) to include full extent of Durlston Country Park, and update other maps in the document accordingly. (See map included at end of this paper).	To address error in Pre-submission Document (Representation 10:1).
AC26	Appendix 1: Key Diagram	Map 18	Update legend to include reference to the open space and recreation areas, which are shown in dark green shading on the map.	To correct minor error in Pre-submission Document.
AC27	Appendix 3: Monitoring Framework	Page 89	Delete the indicator relating to Policy PA: Prospect Allotments.	Consequential amendment due to proposed deletion of

Change reference	Section	Policy / paragraph / map	Additional Change	Reason for Change
AC28	Appendix 4: Changes to adopted policies map	Map in appendix 4	Update map to include non-statutory 'safeguarded transport area' around Swanage Station, but amend boundary of safeguarded area to exclude proposed Town Centre Redevelopment Site. (See map below).	policy PA (Prospect Allotments). To correct minor omission from Pre-submission Document.

Proposed updates to Map 16 (as per change AC25)



Proposed changes to map in Appendix 4 (as per change AC28)



Swanage Local Plan

Adopted May 2017



Thriving communities in balance
with the natural environment

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Foreword – The Swanage Local Plan to 2027

This plan sets out a vision for Swanage for the period up to 2027 and provides the strategy for the delivery of development and supporting infrastructure within Swanage. It has been prepared in partnership by Purbeck District Council, Swanage Town Council and Swanage Town and Community Partnership and through extensive community engagement and is the culmination of more than three years work.

The Swanage Local Plan will deliver Policy SE of the Purbeck Local Plan Part 1 and includes policies and projects that have been identified through community engagement in both the Swanage Community Strategic Plan, 'Swanage: Looking to the Future 2007 – 2027' and the Swanage Local Plan.

The Plan provides for approximately 200 new homes on the edge of town, 50% of which will provide additional affordable housing, and new dedicated public green space (SANGs).

The proposed redevelopment of the land between Swanage Railway Station and Kings Road West provides an opportunity for new and improved retail space to strengthen the economy of the town centre, with potential for a new health centre, an improved transport interchange and public space.

We would like to thank the Swanage community for their support and contribution in preparing this plan.

Councillor P.K. Wharf

Chair of the Local Plan Review Advisory Group



Executive Summary

1. Purbeck District Council has prepared the Swanage Local Plan jointly with Swanage Town Council and Swanage Town and Community Partnership. Purbeck District Council has promoted a community led approach to enable local people to contribute and be involved at varying levels and stages of the plan's development and preparation.
2. The Swanage Local Plan process began in 2012 with the setting up of the Swanage Local Plan Steering Group to guide the development of the plan.
3. In 2013 members of the community and voluntary sector were invited to scoping workshops to identify the key issues and options for the town. The outcome of these informed the Issues and Options public consultation which took place in early 2014.
4. More detailed issue specific workshops followed in the summer of 2014. The outcome of these, the public consultation and ongoing engagement with key stakeholders informed the Swanage Local Plan Pre-submission Document.
5. The Swanage Local Plan forms part of the Development Plan for Purbeck, covering the period up to 2027. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6. The Swanage Local Plan identifies specific sites for development in accordance with the Purbeck Local Plan Part 1 (PLP1), including settlement extensions for around 200 dwellings and a town centre redevelopment site to provide new retail space.
7. Purbeck District Council is currently undertaking a Local Plan Review of PLP1, and this process may lead to the identification of further development sites in Swanage. Any such sites will be subject to full public consultation as part of the Local Plan Review process.
8. The Swanage Local Plan sets out a vision and spatial objectives for the town, and includes ten proposed policies to help guide future development.

Policy SS: Swanage Settlement

9. Policy SS identifies three settlement extensions to provide approximately 200 homes (including 52 homes which already have permission). The settlement extensions are located at Northbrook Road East (approximately 90 homes), Northbrook Road West (approximately 90 homes) and Prospect Farm (approximately 20 homes). The selection of the settlement extension sites at Swanage has been fully informed by detailed assessment of the land promoted to the council for housing development. The site assessment has followed the process set out in the National Planning Practice Guidance, and further detail is provided in the Housing Site Selection Background Paper.
10. The Swanage Settlement Boundary has been reviewed through the Swanage Local Plan process, and policy SS amends the Settlement Boundary accordingly.

Policy SHM: Swanage Housing Mix

11. Policy SHM encourages a mix of dwelling types and sizes on all new residential developments, to meet the needs of current and future households in Swanage.

Policy STCD: Swanage Townscape Character and Development

12. Policy STCD identifies two areas of high townscape value, which should be protected and enhanced as a result of new development. The policy also identifies four areas of distinctive local character where new development should protect and enhance the local characteristics of the areas.

Policy STC: Swanage Town Centre

13. The Swanage Town Centre Boundary has been reviewed through the Swanage Local Plan process, and Policy STC amends the boundary accordingly. Policy STC also identifies primary and secondary retail frontages, and supports proposals to enhance the town centre.

Policy TCR: Town Centre Redevelopment

14. Policy TCR identifies land between Kings Road West and the railway station as a town centre redevelopment site to accommodate the majority of the district's retail needs, as set out in PLP1.

Policy KCD: Kings Court Depot Site

15. Policy KCD supports redevelopment of the former depot site at Kings Court, off Kings Road West. The site could accommodate employment or residential development, or the relocation of existing non-retail uses from the Town Centre Redevelopment Site, if required.

Policy ES: Employment Sites

16. Policy ES identifies the existing employment sites at Prospect Business Park and Victoria Avenue Industrial Estate to be safeguarded for employment uses, in line with existing policies in PLP1.

Policy SGI: Swanage Green Infrastructure

17. Policy SGI sets out that all development proposals in Swanage should take account of the Swanage Green Infrastructure Strategy, once this is completed.

Policy OSR: Open Space and Recreation

18. Policy OSR identifies existing open spaces in Swanage to be safeguarded in line with existing policies in PLP1.

Policy SA: Swanage Allotments

19. Policy SA supports the provision of allotments outside the Swanage Settlement Boundary providing these do not harm the Area of Outstanding Natural Beauty.

Other plans and projects

20. The Swanage Local Plan also identifies a number of other complementary plans and projects which will affect the future development of the town, but which will be taken forward separately to the Swanage Local Plan process. These include exploring the potential for:
- a new multi-function centre;
 - a new museum/heritage centre;
 - an additional sea defence to protect Swanage town centre from coastal flooding;
 - identification of a coastal change management area;
 - projects to improve the walking and cycling network in and around Swanage; and
 - traffic management measures.

Relationship between the Swanage Local Plan and the Local Plan Review

21. The Purbeck Local Plan Part 1 (PLP1) is subject to a review which will consider the district's housing target in light of an updated Strategic Housing Market Assessment (SHMA), along with other issues such as future employment and retail development. The Local Plan Review is due to be adopted towards the end of 2018.
22. The Swanage Local Plan meets the relevant strategic requirements set out in PLP1. Any development in Swanage, further to that identified in PLP1 and not provided through the Swanage Local Plan, will be considered as part of the review of PLP1. The Council has recently (June 2016) published an Options consultation document to inform the Local Plan Review.
23. The Swanage Local Plan will allocate sites for settlement extensions to provide around 200 dwellings (to be provided on a 50% market/affordable split). Any additional housing requirements identified through the updated SHMA will be addressed through the Local Plan Review.
24. The Swanage Local Plan allocates sites for the majority of the retail requirement identified in PLP1. Any additional requirements identified through the Poole and Purbeck Retail Study (2015) will be considered through the Local Plan Review.
25. The provision of additional employment land at Swanage will need to follow additional work such as updates to the Dorset Workspace Strategy and Purbeck Employment Land Review. Any additional requirements for employment land will be addressed through the Local Plan Review.
26. The Local Plan Review will assess any new sites promoted to the council for development. There are currently few such sites at Swanage and the few housing promotions submitted since the Issues and Options consultation (Feb-March 2014) are all less suitable than the existing options assessed through the Swanage Local Plan.
27. As well as fulfilling the Council's commitment to explore the potential for additional development in the district above that of PLP1, the Local Plan Review gives the Council an opportunity to update policies in light of new national planning guidance, and to introduce new policies if necessary. References in the SLP to PLP1 policies will therefore also apply to any future revised policies as may be adopted through the Local Plan Review.

How this document is structured

28. This document is presented in seven sections, as set out below:

- Introduction: sets out the background to the plan and explains both the place and the policy context.
- Characteristics of Swanage: identifies the key social, environmental and economic characteristics of the town.
- Issues and Challenges: summarises the key issues and challenges facing Swanage, to be addressed by the Swanage Local Plan and other complementary projects.
- Vision and objectives: presents the Swanage Local Plan vision and identifies key objectives to be delivered by the plan, and through other plans and projects.
- Swanage Local Plan policies: sets out planning policies relating to housing, townscape character, the economy and the environment.
- Other plans and projects: identifies complementary plans and projects which will be taken forward alongside the Swanage Local Plan, and which will help to address the issues and challenges facing the town.
- Implementation and monitoring: explains how the plan will be implemented, and the steps which will be taken to monitor the outcomes of the Swanage Local Plan policies.

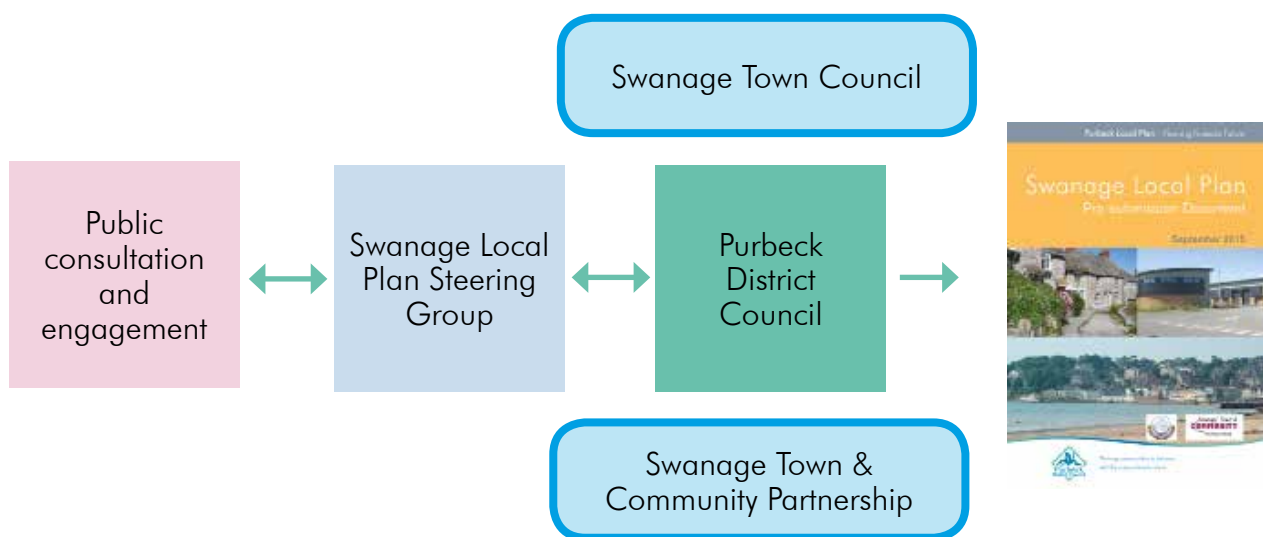
Introduction

29. Purbeck District Council has prepared the Swanage Local Plan jointly with Swanage Town Council and the Swanage Town and Community Partnership. Purbeck District Council has promoted a community led approach to enable the community to contribute and be involved at varying levels and stages of the plan's development and preparation.
30. The Swanage Local Plan allocates specific sites in accordance with the PLP1, including settlement extensions for around 200 dwellings and a town centre redevelopment site to provide new retail space.
31. The Swanage Local Plan applies in Swanage Parish, covering the period up to 2027 and forms part of the Development Plan for Purbeck. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Preparation of the Swanage Local Plan

32. The Swanage Local Plan has been prepared through extensive community engagement and consultation as shown below.

The Swanage Local Plan preparation process



2013 Issues and Options Workshops

33. Early engagement took place in the summer of 2013 with two sets of workshops involving local community and voluntary groups. The workshops related to:
 - Housing and the built environment
 - The economy and town centre
 - The natural environment
 - Social and community

34. The Issues workshops identified the key issues and the Options workshops identified possible ways to address the issues.

The Issues and Options consultation

35. The outcomes of the early workshops informed the Issues and Options consultation which took place between February and March 2014. We received almost 900 responses from the community and organisations with some very positive comments and ideas. The consultation report can be found at www.dorsetforyou.com/swanage-local-plan.

Further engagement - 2014 Workshops

36. We held a further round of workshops in 2014. These workshops involved specialists in particular fields and covered:
- Green infrastructure
 - Flood risk and coastal change
 - Historic environment and the townscape character
37. The Swanage Local Plan is focused on development. Some of the ideas and projects that were formerly identified through the Swanage Community Strategic Plan 2007 - 2027 and through the issues and options public consultation and workshops will not be taken forward through the Swanage Local Plan but will be explored further by organisations such as Swanage Town Council, Swanage and Purbeck Development Trust, Purbeck District Council and Dorset County Council. Details of the projects to be explored outside the Swanage Local Plan can be found in the 'other plans and projects' section of the plan.

Policy context

National Planning Policy Framework (NPPF)

38. The NPPF sets out the overarching planning policy framework for local planning authorities and decision-makers in preparing plans and determining planning applications. It is underpinned by a 'presumption in favour of sustainable development' requiring local planning authorities to positively seek opportunities to meet the development needs of their area and meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
39. National Planning Practice Guidance (NPPG) provides further detailed guidance to support the NPPF. The Swanage Local Plan has been prepared in accordance with national planning policy and guidance in the NPPF and NPPG¹.

Purbeck Local Plan Part 1 (PLP1)

40. PLP1 is a district-wide plan which sets out a long-term vision for Purbeck and establishes the strategic policies to enable the Council and its partners to deliver this vision. PLP1 covers the period from 2006 to 2027.
41. The Swanage Local Plan provides further detail to support the policies in PLP1. In particular, the Swanage Local Plan:
- identifies settlement extensions for 200 new homes (50% affordable) in accordance with policy SE (South East Purbeck) of PLP1;
 - reviews the Swanage Settlement Boundary for use in accordance with the policies of PLP1 including policy LD (General Location of Development);
 - includes detailed policies in relation to affordable housing, housing mix and housing density and scale, to be applied within Swanage;
 - provides for the majority of the district's new retail space in line with policy RFS (Retail Floor Space Supply) of PLP1, and reviews the Swanage Town Centre Boundary;
 - identifies existing employment sites in Swanage to be safeguarded in line with policy E (Employment) of PLP1; and
 - identifies open spaces in Swanage to be safeguarded in line with policy GI (Green Infrastructure, Recreation and Sports Facilities) of PLP1, and provides a policy link to the Swanage Green Infrastructure Strategy.
42. The policies in the Swanage Local Plan will be used alongside the policies in the PLP1 (and any future revisions to the PLP1) to determine planning applications. The Swanage Local Plan should therefore be read alongside the PLP1.

The Local Plan Review of the PLP1


43. When the Council adopted PLP1 in November 2012, it agreed to undertake a review of the plan. The Local Plan Review will consider the district's housing target against the latest Strategic Housing Market Assessment (SHMA), and will also consider other issues such as the provision of employment and retail development, and appropriate heathland mitigation measures.
44. The Council has recently (June 2016) published an Options consultation document to inform the Local Plan Review. It is anticipated that the Local Plan Review will be adopted towards the end of 2018.


Other planning policy documents in Purbeck


45. The Swanage Local Plan forms part of a suite of local planning policy documents in Purbeck, as illustrated below. The Swanage Local Plan should be read in conjunction with the PLP1 and other local planning policy documents.

Planning policy documents in Purbeck

The Purbeck Local Plan Part 1	The Swanage Local Plan	Neighbourhood plans	The Purbeck Local Plan Review	Joint Gypsy and Traveller Site Allocations DPD
The Affordable Housing Supplementary Planning Document*	The Purbeck District Design Guide	The Townscape Character Appraisal SPDs	The Dorset Heathlands Supplementary Planning Document	The Nitrogen Neutrality Supplementary Planning Document
Swanage Green Infrastructure Strategy Supplementary Planning Document	The Statement of Community Involvement (SCI)	The Local Development Scheme	Proposal Maps	The Purbeck Community Infrastructure Levy*

 Approved documents

 Documents currently in preparation

 Adopted supplementary planning documents

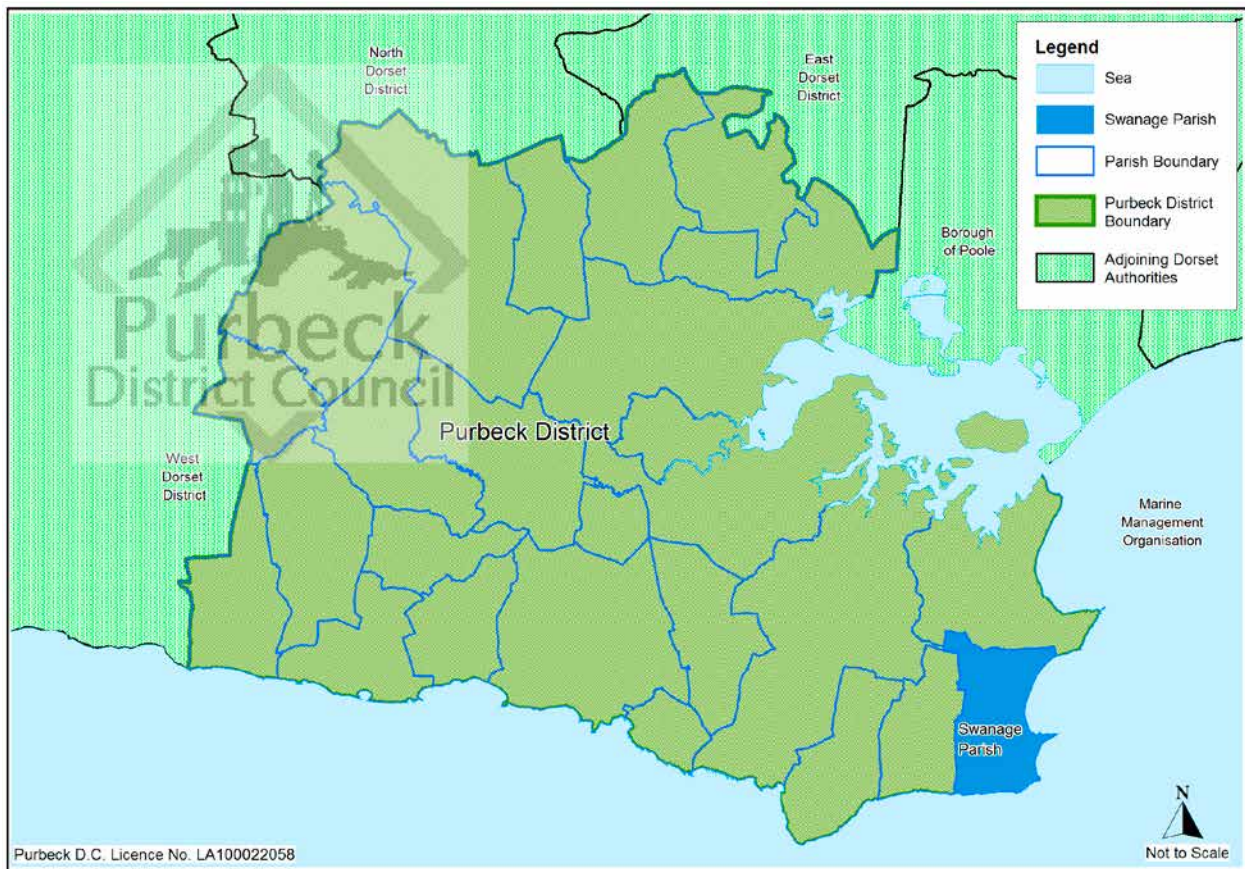
* The Purbeck Community Infrastructure Levy and the Affordable Housing Supplementary Planning Document are current adopted documents but both are scheduled for review in the next three years.

The duty to co-operate

- 46. The Council prepared the Swanage Local Plan through a partnership with Swanage Town Council and Swanage Town and Community Partnership (representing the Swanage local community).
- 47. The Council has worked closely with Dorset County Council (transport, engineering and mineral and waste teams) and the Dorset AONB team when preparing the Swanage Local Plan, particularly in relation to the selection of development sites and traffic and transport issues within the town.

¹ The National Planning Policy Framework and the National Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/>

48. No cross boundary issues have been identified during the development of the plan.
49. Other key agencies that have provided input throughout the preparation of the plan include the Environment Agency, Natural England, English Heritage, and Dorset and Purbeck Clinical Commissioning Group (Dorset Health Authority).



Map 1: Location of Swanage parish in relation to neighbouring local authorities

The tests of soundness

50. The Swanage Local Plan meets the test of soundness as set out in paragraph 182 of the NPPF.
51. The Swanage Local Plan:
- has been positively prepared as it takes forward parts of PLP1 that relate to Swanage;
 - is justified - as it is the most appropriate strategy against a range of alternative strategies that have been considered in the plan's preparation (see Housing Site Selection Background paper);
 - is effective - as it is deliverable within the plan timescales (within five years for the settlement extensions and ten years for the town centre development); and
 - is consistent with national policy as set out in the NPPF and NPPG.

The Swanage Local Plan evidence base

52. The Swanage Local Plan is underpinned by an evidence base which has informed the preparation of the policies. Key evidence base documents are as follows:
- Swanage Housing Site Selection and Housing Mix Background Paper (September 2015)
 - Swanage Housing Supply Background Paper (September 2015)
 - Swanage Economy Background Paper (September 2015)
 - Swanage Town Centre Background Paper (September 2015)
 - Swanage Historic Environment and Townscape Background Paper (September 2015)
 - Swanage Settlement Boundary Review Background Paper (September 2015)
 - Swanage Natural Environment Background Paper (September 2015)
 - Swanage Transport Background Paper (September 2015)
 - Swanage Duty to Cooperate Background Paper (September 2015)
 - Swanage Strategic Flood Risk Assessment (September 2015)
 - Swanage Townscape Character Assessment (September 2012)
 - Joint Retail Assessment (Christchurch Borough Council, East Dorset District Council, North Dorset District Council, Purbeck District Council) Volume 2: Purbeck (August 2008)
 - Purbeck and Poole Town Centres, retail and leisure study (November 2014)
53. The evidence base can be accessed at the District Council offices and on the Council's website at: <https://www.dorsetforyou.com/swanage-local-plan>.

Sustainability appraisal and habitats regulations assessment

54. The Swanage Local Plan is accompanied by a sustainability appraisal (SA) which has considered reasonable alternatives to the proposed policies, and which assesses the likely environmental, social and economic effects of the plan. The Swanage Local Plan SA incorporates the requirement for Strategic Environmental Assessment (SEA) of the plan.
55. The Swanage Local Plan is supported by a habitats regulations assessment (HRA) which assess whether the plan is likely to have any adverse effect upon European protected sites. An Equalities Impact Assessment and Health Impact Assessment have also been undertaken.
56. The sustainability appraisal, habitats regulations assessment, Equalities Impact Assessment and Health Impact Assessment can be accessed at the District Council offices and on the Council's website at: <https://www.dorsetforyou.com/swanage-local-plan>.

Monitoring and review

57. The Council will monitor the effectiveness of the Swanage Local Plan policies through specific indicators and the results of this monitoring will be published in the Council's suite of monitoring reports. In certain circumstances, the monitoring could trigger a partial or complete review of the plan, and further information on this is provided in the Monitoring Framework set out in Appendix 3.
58. It is also possible that the Swanage Local Plan may need to be reviewed before the end of the plan period to respond to changing circumstances, such as changes to national planning policy. Any future review of the plan would be subject to public consultation and independent examination.

² SEA is a requirement of the Strategic Environment Assessment Directive, which can be accessed at: <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

Characteristics of Swanage

59. Swanage is a traditional seaside tourist resort located at the end of the A351, on the south east coast of Purbeck. It is the largest town in Purbeck and includes a wide range of facilities, services and attractions, typical of a tourist town. Swanage is dissected by the railway which effectively splits the town into South and North Swanage.
60. Herston, one of the two conservation areas in Swanage, was once a separate manor before it became absorbed into the town. It still retains its village character with its own shops, post office, churches and local school.

Social characteristics

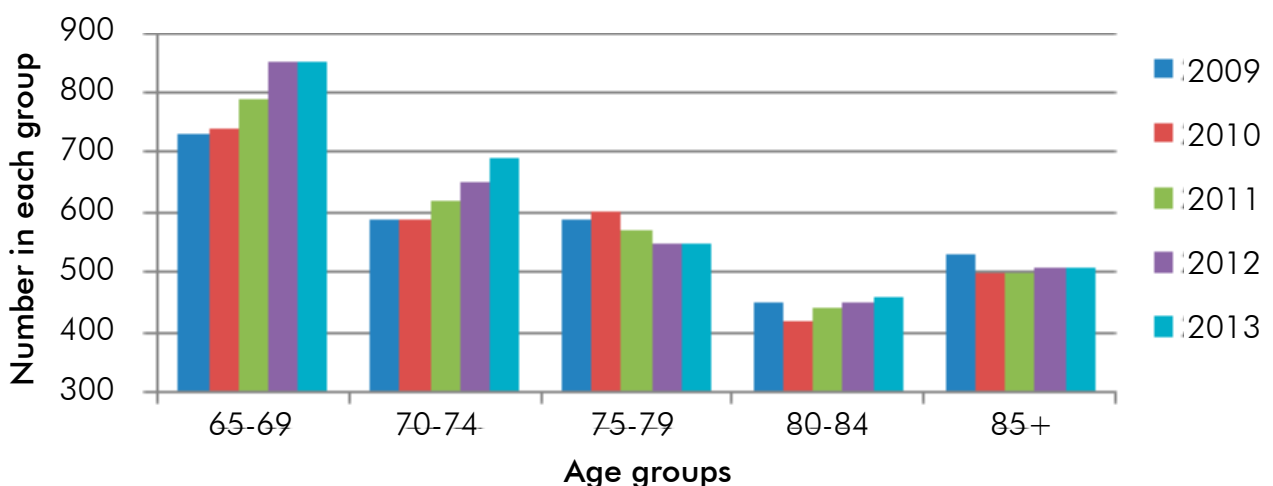
Population

61. Its location makes Swanage one of the most self-contained towns in Dorset. The current population of Swanage is around 9,500 but as shown in the table below this has decreased since 2001. During the high peak holiday season Swanage’s population increases substantially with more than 151 thousand staying visitor trips.³

Swanage population (all ages)							
Year	1991	2001	2009	2010	2011	2012	2013
Population	9,520	10,140	9,730	9,570	9,590	9,560	9,570

Table 1: Swanage population changes since 1991^{4 5}

62. Swanage has a higher proportion of older people than both the Dorset and the UK average with almost 31.5% of the population aged 65 and over compared to 26% for Dorset and 17% for the UK.



Graph 1: Breakdown of older population in Swanage from 2009 to 2013⁶

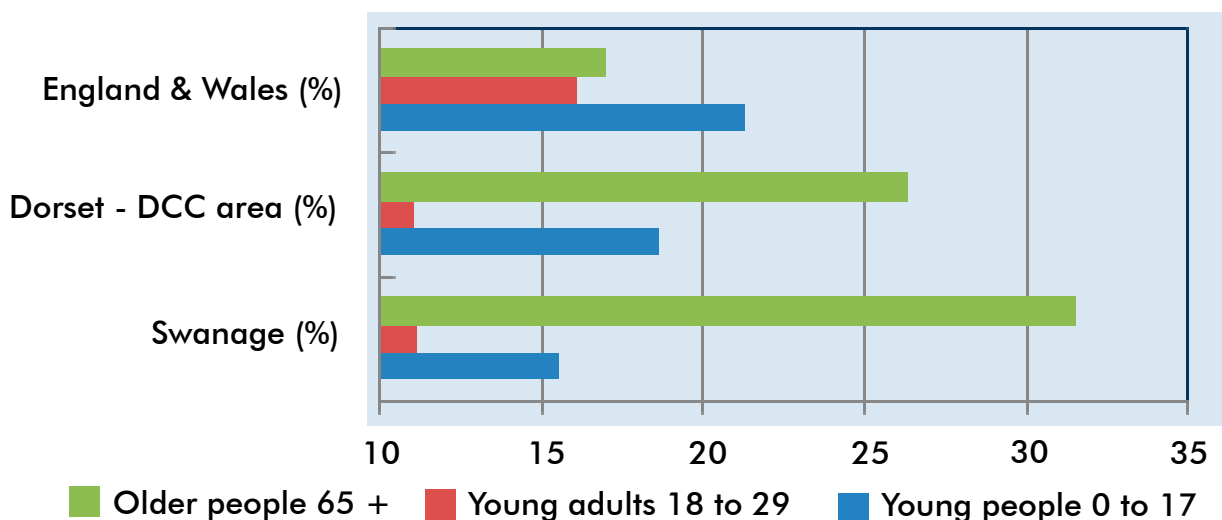
³ The South West Research Company Ltd, *Tourism Summary 2013 Volume and value reports for Swanage (BH19 postcode)* www.tswrc.co.uk

⁴ Figures for 2009 to 2013 are from DCC experimental Mid Year Estimates based upon Office for National Statistics Mid Year Estimates for Output Area geography and Patient Register data estimates.

⁵ Figures for 1991 and 2001 are based on census data, as summarised at: <https://www.dorsetforyou.com/343663>

⁶ Population figures (2012 Mid Year Estimates) <https://www.dorsetforyou.com/343663>

63. Swanage has a lower than average population of young people compared to Dorset and England and Wales.



Graph 2: Comparison of older people 65+ to young people under 29 ⁷

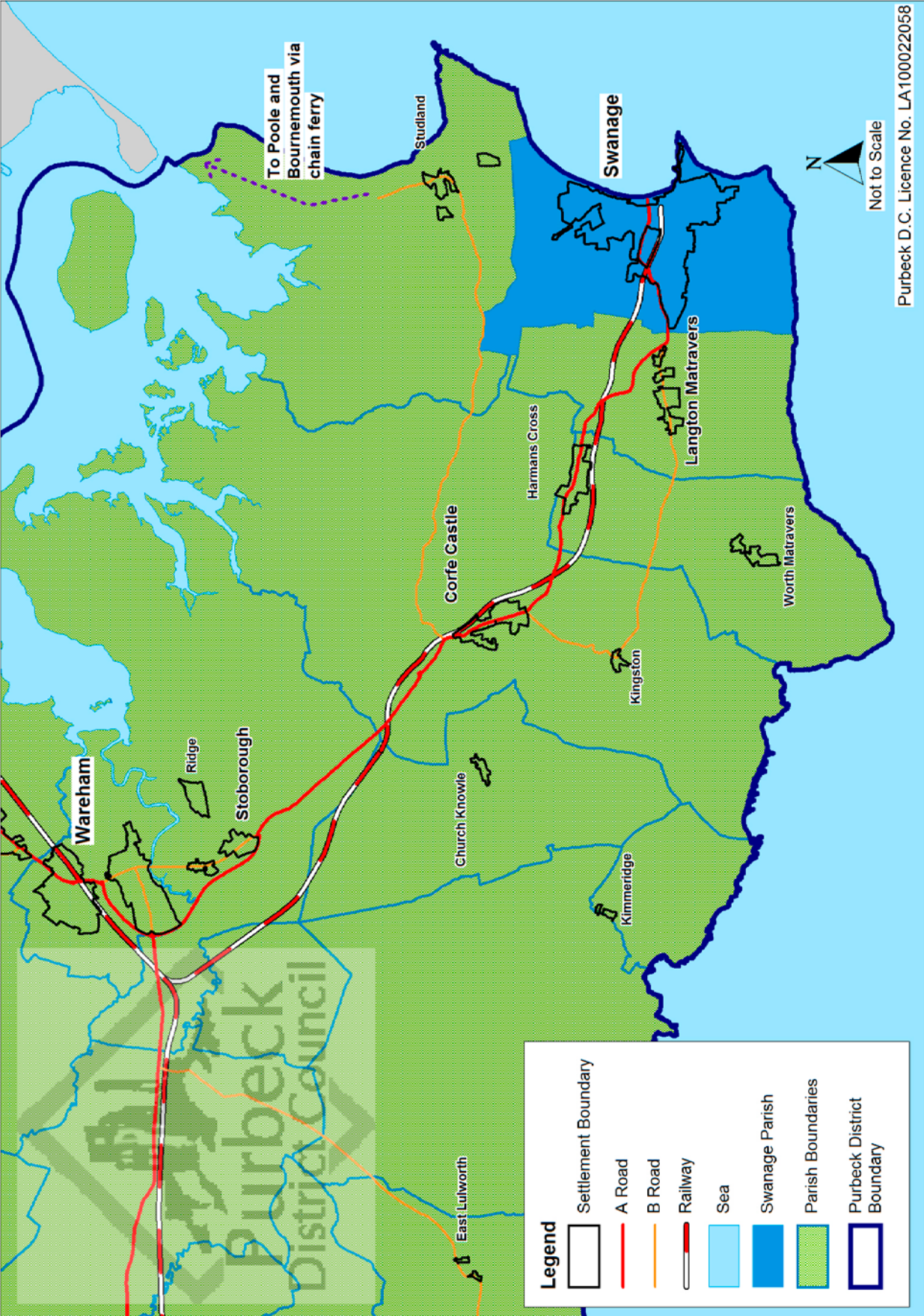
64. Affordable housing is an issue in Swanage. Approximately 17% of the housing supply is second or holiday homes compared to 3% across Dorset. The following table demonstrates the current average house price to earnings ratio.

BH19 (Swanage) Average house price/earnings ratio - 2014			
	BH19 postcode	BH postcode	NATIONAL
Average current value	£296,400	£282,600	£258,700
Average Earnings	£22,699	£19,219	£24,478
Price/Earnings ratio	13.06	14.70	10.57

Table 2: Average house prices/earnings ratio ⁸

⁷ Office for National Statistics (ONS), 2012 Mid Year Estimates <https://www.dorsetforyou.com/343663>

⁸ Source: Calnea Analytics (<http://www.mouseprice.com>) proprietary price data and earnings survey data - updated quarterly.



Purbeck D.C. Licence No. LA100022058

Map 2: Swanage context map

Community facilities and services

65. Swanage has a good range and variety of community facilities which include:
- 3 primary schools and 1 secondary school with a full size sports hall;
 - a medical centre, hospital and dental surgeries;
 - numerous churches and halls;
 - sport and leisure clubs and facilities;
 - pubs, restaurants, cafes and shops;
 - a town hall, library, museum, theatre and tourist information centre; and
 - post offices, banks, and professional services.
66. Following the Dorset County Education Authority review of education, the schools in Swanage have been reorganised from a three to two tier system. St Mark's and St Mary's Schools have been relocated and rebuilt, and the new Swanage School now provides secondary education. This is outside the control of Dorset County Education Authority. Depending on future demand, the Swanage School may require a sixth form facility.
67. Swanage has numerous community and voluntary organisations, including sports and leisure clubs and groups. Most are accommodated in the existing facilities; although some groups are in need of appropriate facilities.
68. The Swanage School has a full size sports hall which is available for hire outside school hours. Swanage Town Council is planning new changing facilities at Forres Field.

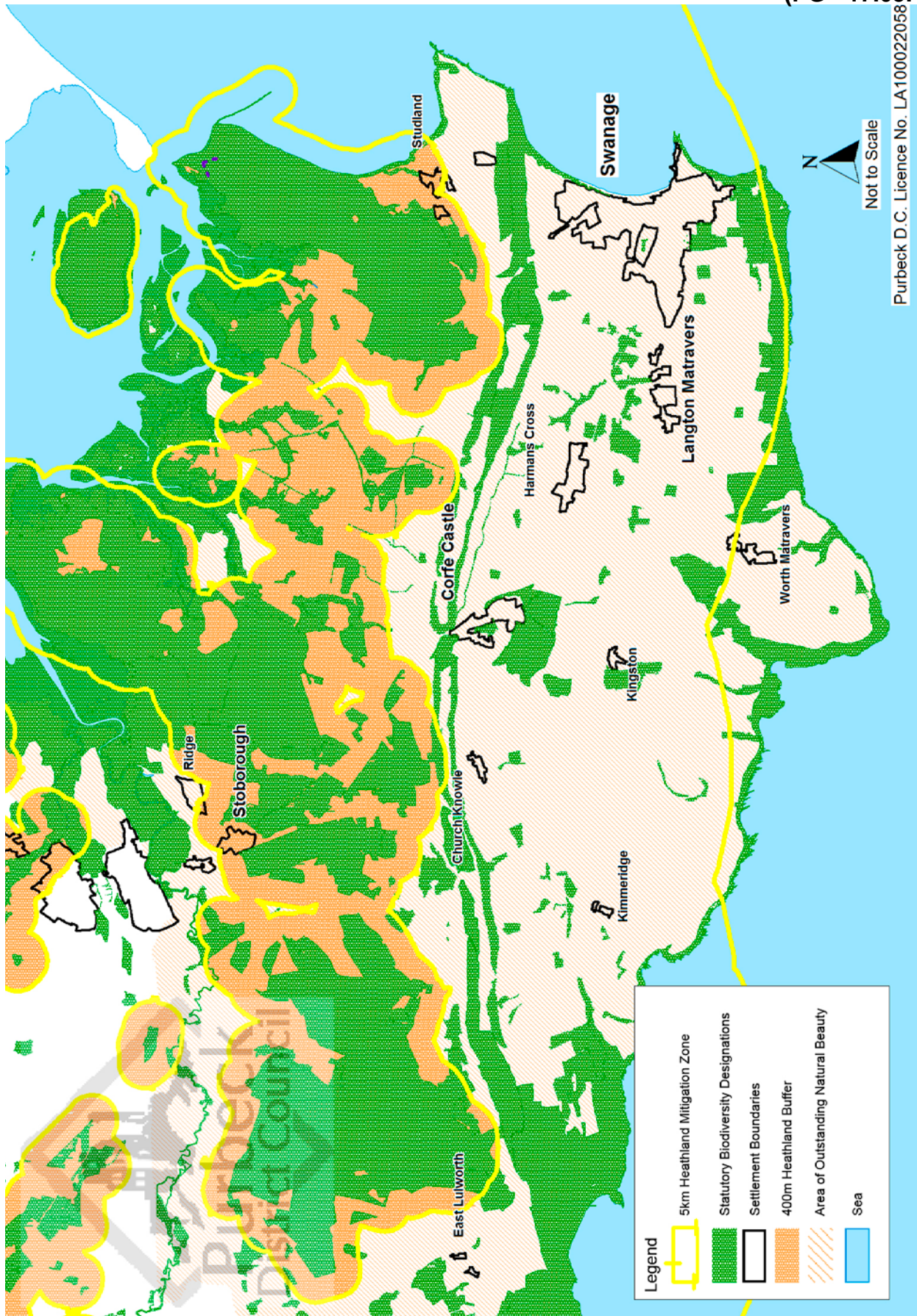
Environmental characteristics

The built environment

69. Swanage developed from a small agricultural and fishing settlement, into a small town founded on stone quarrying. Later, with the arrival of the railway in 1885, the town became popular as a seaside resort. The evidence of its past can be seen in the layout of the town and the mix of buildings and architecture.
70. The most distinctive buildings in Swanage are late 19th century, including the Town Hall and Purbeck House (Hotel). Swanage has a large number of inter-war suburban houses, many of which were used as guest houses in the past. There are also a relatively large number of post-war and modern housing estates.
71. The town contains two conservation areas, one is Herston and the other covers the historic town centre and Peveril Point. These areas have the greatest architectural and historic interest and include the majority of the town's listed buildings.
72. The valley and the surrounding hills are drained by Swan Brook which runs through the town via a culvert under Station Road.

The natural environment

73. Swanage is set within an Area of Outstanding Natural Beauty (AONB) and is covered by a number of environmental designations. Other important natural environmental areas include Durlston Country Park (part of which is a National Nature Reserve), Townsend Nature Reserve and Ballard and Peveril Downs.
74. Although Swanage is not directly adjacent to heathland, it lies within 5 kilometres of Studland and Godlingston Heaths and new development must provide adequate mitigation to avoid adverse effects on the heathlands.
75. Swanage Bay runs from Peveril Point to Handfast Point. The bay faces east and is protected by Peveril Point from major south-westerly storms. The Isle of Wight provides some level of protection from easterly storms but Swanage's economic centre is most at risk from easterly storms.
76. The coastline and seafront at Swanage has the following designations:
- Dorset & East Devon World Heritage Site;
 - Isle of Portland to Studland Cliffs Special Area of Conservation (SAC);
 - Studland Cliffs Site of Special Scientific Interest (SSSI);
 - Purbeck Ridge Site of Special Scientific Interest (SSSI);
 - Purbeck Heritage Coast; and
 - Dorset Area of Outstanding Natural Beauty (AONB).
77. Swanage bay has a range of attractions along its frontage including the pier, the stone quay and Victorian parade, water sports, diving, boat trips, the Blue Flag beach, amusement arcades and beach gardens.
78. The Purbeck Way walking route and South West Coast Path provide access to the countryside, Durlston Country Park and the Jurassic Coast.



Map 3: The natural setting of Swanage

Swanage seafront character areas

- North of Shep's Hollow
- Shep's Hollow to Ocean Bay slipway
- Ocean Bay slipway to Mowlem
- Mowlem to Stone Quay
- Stone Quay to Peveril Point and the Downs

North of Shep's Hollow

Character

79. The area is characterised by relatively low (c.25m) exposed Wealden cliffs leading to high (>120m) chalk cliffs in the north, both backed by farmland. The Wealden cliffs suffer regular erosion and numerous small landslips are characteristic. Further north small falls occur in the chalk and there is historic evidence of major landslides. The beach mainly consists of pebbles in the north but towards Shep's hollow longshore drift deposits sand that escapes the beach recharge scheme in the south of the bay. Even in summer this part of the bay is relatively quiet with just a few walkers and sunbathers. Offshore there is no speed restriction and jet skis and powerboats use the area close inshore. Some beach angling takes place.

Issues

80. Landslips occur mainly in winter and are caused by heavy rainfall and high tides and easterly winds removing material from the base of the cliffs. Ongoing erosion will continue, with the frequency likely to increase due to rising sea levels and increased storminess. The SW Coastpath on the cliff top will need monitoring and diverting in the event of a significant landslip, and the steps at Shep's Hollow are vulnerable to storm damage. There is no coast protection.

Shep's Hollow to Ocean Bay slipway

Character

81. The area is characterised by relatively low (<25m) Wealden cliffs, exposed in the north of the section but partially covered by beach huts further south. The Ballard Estate tops the cliffs north of the Pines Hotel and to the south, large houses, small hotels and B&Bs line the cliffs. A promenade runs on top of the sea wall from the Bull and Boat to below the Pines Hotel. The beach is mainly sand with groynes placed at roughly 50m intervals. A 5 knot speed limit is in operation approximately 200m offshore from May to the end of September. The outdoor activity company 'Land and Wave' operate from the beach to the north of the Bull and Boat and PWC (personal watercraft) launching occurs near the slipway.

Issues

82. The cliffs below the Ballard Estate are protected only by groynes and sand replenishment. There is no sea wall and as a consequence high tides and easterly storms remove debris from the foot of the cliffs thereby increasing the possibility of cliff regression.

83. The promenade sits on top of the sea wall which is the primary coast protection measure for the section to the south of Ballard Estate. The sea wall is protected by a new groyne field (installed 2005/6) and though the beach has been replenished, high tides and easterly storms can overtop the sea wall. Small landslips regularly deposit material onto the promenade and this is normally removed by beach hut owners. Larger landslips can create a major removal problem e.g. the section below the Pines Hotel is still covered by a 2012 landslip.
84. Beach huts are vulnerable to damage from landslips and there are issues over admission of liability (i.e. proving whose land is responsible from landowners above). Terraced beach hut schemes help to stabilise the cliffs and more schemes are currently being considered. Future beach hut development should seek to avoid any significant impact on the character of Swanage Bay.

Ocean Bay slipway to the Mowlem

Character

85. This section is characterised by a sandy beach backed by a sea wall and promenade. Shore Road runs alongside the promenade and this is backed by medium cliffs with low density mixed development (including a new set of apartments to the north) including flower gardens and grassy spaces. South of Victoria Avenue, Shore Road (which is closed to traffic May to October) is backed by municipal beach huts and other tourism developments. The beach normally achieves Blue Flag status and is the main amenity beach for the Town. There are a few private beach huts on the beach backing up to the sea wall and two ice cream kiosks. There is a 5 knot speed limit 200m offshore, a designated swimming only area below Cliff Cottage and a few seasonal moorings of the Bull and Boat. The Ulwell stream crosses the beach near the Bull and Boat and the outlet jetty from the flood relief scheme is located at the end of Victoria Avenue. There are private slipways at each end of this section. The beach is accessed from the promenade by several sets of steps and ramps.
86. Beach businesses include kayak and pedalo hire, ice cream kiosks, deckchair hire and Punch and Judy. Activities include beach games, swimming and sunbathing.
87. The presence of green spaces along this part of the sea front forms a notable characteristic of the area and this element is highly valued.

Issues

88. Shore Road is the main access road to the town from the north, and a bus route with car parking (metered), it is a very busy road, particularly in summer. The consequent congestion slows down vehicular traffic. The promenade is in effect only a pavement and narrow enough to cause people to occasionally step into the road to pass oncoming pedestrians. To the south of Victoria Avenue, the road is closed during the summer months and this permits more relaxed access along the route and to the beach.
89. The slipway at Ocean Bay is mainly used to allow personal watercraft (PWC's) and motor boats to access the beach for launching. At busy times the road adjacent to the slipway is congested with craft on trailers. There is some negative interaction between PWCs and bathers though the 5 knot speed limit controls speed after launching. The slipway near the Mowlem is rarely used, apart from access for beach cleaning.

90. The geology is not exposed, but some slumping has occurred in front of the undeveloped high ground to the west of Shore Road. The Town Council undertook a major stabilisation of the recreation ground in 2014/15 to the south of Victoria Avenue, which incorporated a beach hut redevelopment scheme.

Mowlem to Stone Quay

Character

91. The section is characterised by a sea wall with promenade on top, in front of housing and tourism amenity developments with limited vehicular access for private parking. The beach is only accessible at low water spring tides. Swan Brook exits south of the Mowlem and there is a public slipway (only very occasionally used) near The Square. The Stone Quay is used primarily for access to local boat trip businesses with some limited use by private individuals to access boats at anchor. Shallow water limits the number of moorings and anchorages. There are no railings on the seaward side of the promenade between The Square and the Stone Quay. Strolling and crabbing are the main activities.

Issues

92. Easterly storms and high tides can combine to cause significant overtopping of the sea wall with flooding and the deposition of debris. Waves can penetrate up Swan Brook with the potential to cause flooding and compression, thereby damaging the culvert which runs alongside Station Road.
93. Some large structures such as The Mowlem and Quay Court have been considered by some to create a negative visual impact.
94. There is scope to improve some aspects of the public realm within this area.

Stone Quay to Peveril Point and the Downs

Character

95. The area is characterised by developments associated with access to the sea, beaches are limited, mainly shingle and small pebbles, and include Monkey Beach and the Sailing Club beach, known locally as Buck's Shore. There is limited bathing and the principal activities relate to boating.
96. The maritime uses which occupy this part of the bay are important for the town. Running from the Stone Quay eastwards, boat based activities include, sea fishing trips, sightseeing trips, Pilot Gig rowing, Sub-Aqua diving, dinghy sailing and commercial inshore fishing. There is a listed Victorian Pier, a Lifeboat Station to the east of the boat park and slipway and 'National Coastwatch' man the old Coastguard look-out at Peveril Point. 'The Downs', a major recreational area, overlooks Durlston Bay and provides a significant green backdrop. This area also includes the Town's principal visitor car park with access to the shore and promenade near the entrance to the Pier.
97. Wessex Water's sewage treatment works (built 1998) are located adjacent to the Pier and Sailing club with an outfall pipe forming a walkway to the outfall at Peveril Point. Peveril Point contains a notorious 'race', particularly on spring tides, and there is a Trinity House Buoy marking the outer safety route.

98. Swanage Pier is used by 'strollers' and anglers and in summer allows boarding access to bigger boats travelling to Bournemouth and Poole. The main mooring area lies to the north and east of the Pier.
99. Other significant heritage features within this area include; Wellington clock tower, coastguard cottages, and wartime period structures including a pill box and bunkers.

Issues

100. The principal issue relates to high spring tides, low air pressure and easterly storms. In these conditions, overtopping of the sea wall can often occur with debris deposited on the road and pavement particularly outside of the 'East Bar' and 'Pier Head'. These conditions also cause problems for dinghies on the beach at the Sailing Club and cause damage to the structure of the Pier and occasionally to the sea wall itself.
101. There is no easy access to shore (no safe place to leave tenders) for visiting yachtsmen and boat owners even in calm weather though a water taxi service is available at times. Strong easterly winds make mooring dangerous and local commercial boat owners, including fishermen, regularly take their boats to Poole Harbour if a strong easterly is forecast. This materially affects the profitability of these companies and leads to a cessation of related tourism activities in the winter and early spring thereby limiting the attraction of Swanage outside of the main season.

Economic characteristics

Retail and town centre

102. Swanage has the largest town centre in Purbeck and is valued by residents and visitors for the diverse range and number of independent shops and businesses. These include restaurants, cafes, takeaways, food and non-food shops, pubs, bars, hotels, banks and other professional services. The town is also served by two small supermarkets. The largest car park in the town centre is adjacent to one of the supermarkets.
103. The main shopping area includes Station Road, Institute Road and the High Street, with some additional facilities in neighbouring streets.
104. The town currently lacks a town centre focal point or open area that could be used to hold a market or other events.

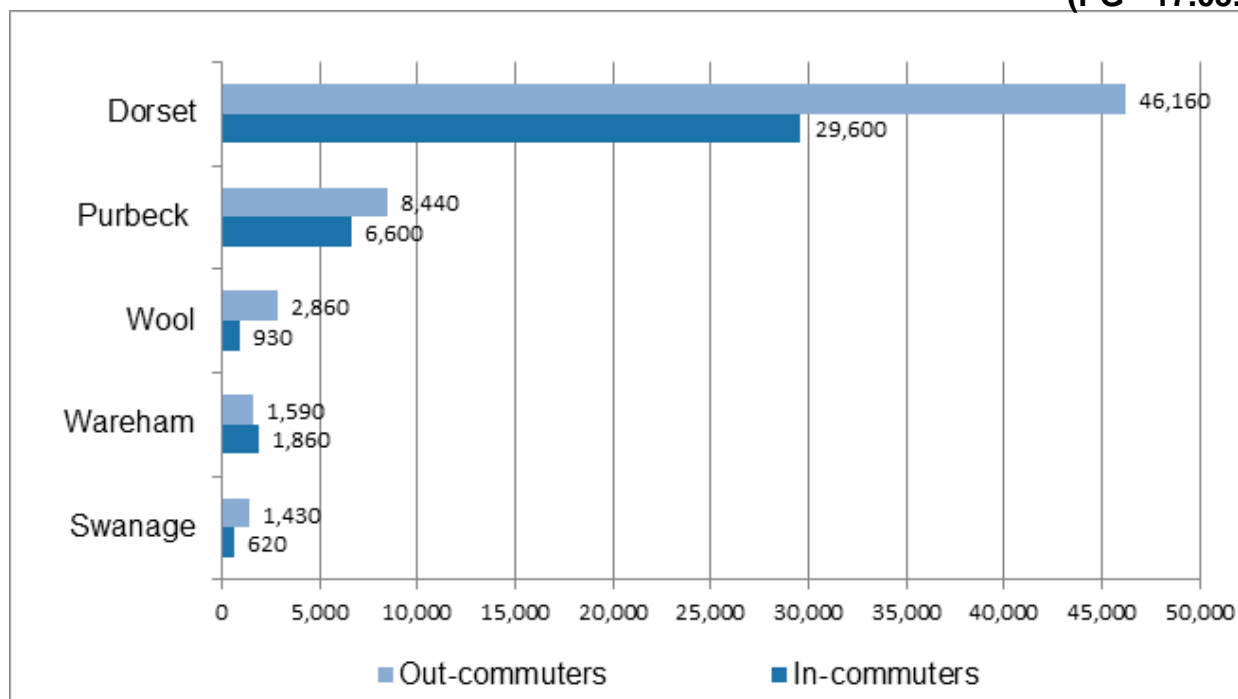
Employment

105. Swanage supports a mixed economy which includes light industrial space, business facilities, retail and tourism related employment. This mix has often meant that the economy of the town is subject to some seasonal variation. The table below sets out some key employment statistics for Swanage.

Employment statistics	Swanage	Wareham	Lytchett Minster & Upton
Total number of people working in the town	2900	2900	1200
Total number of firms (not self employed)	390	240	150
Work patterns	Percentage of the working population		
Full-time	55%	60%	60%
Part-time	45%	40%	40%
Main employment sectors	Percentage of all sectors		
Production and construction	11%	27%	19%
Distribution, accommodation and food	39%	23%	20%
Finance, ICT and professional services	6%	8%	10%
Other market services	6%	7%	14%
Public Administration, education and health	38%	35%	38%

Table 3: Swanage employment statistics compared to other Purbeck towns (2009 data)

- 106.** Other than the tourism and service sector, the main employers in the town include: Dorset County Council, Dorset Healthcare NHS Trust, Ibstock Bricks Ltd, Wire Fittings Ltd, Swanage Hospital and Swanage Town Council.
- 107.** More people out-commute from Swanage than in-commute. The net difference is an 810 loss in Swanage compared to a 270 gain in Wareham. This difference may not be entirely attributed to people from Swanage working in Wareham, although there may be an opportunity to reduce the out-commuting from Swanage by improving the opportunities for employment at the town.



Graph 3: A comparison of commuting trends across Dorset ⁹

Tourism

108. Tourism forms an important part of the Swanage local economy. The town offers a diverse range of attractions and activities which include: a blue flag beach, promenade and Swanage Pier and the Swanage Heritage Railway. Around the town are attractions such as Durlston Country Park, Ballard Down and Old Harry rocks. Swanage is the eastern gateway to the Jurassic Coast and the Coastal Path and is a centre for educational holidays, water sports, climbing, walking, cycling and other types of adventure activities.

Key tourism facts ¹⁰

- 151,000 staying visitor trips
- 885,000 day visits
- £72.2 million direct visitor spend
- £73.5 million total visitor related spend
- 1,500 actual jobs supported by visitor related spend.

⁹ Source: Census of Population 2001, ONS

¹⁰ The South West Research Company Ltd, Tourism Summary 2013 Volume and value reports for Swanage (BH19 postcode) www.tswrc.co.uk

Accessibility and Transport

109. The main access route to and from Swanage is via the A351 or via Ferry road and the Sandbanks chain ferry. Both routes can become severely congested during peak holiday periods due to a bottleneck at Corfe Castle and the limited capacity of the chain ferry. Swanage Railway is currently undertaking work to re-connect the mainline rail link to Wareham.
110. Swanage has two regular public transport bus links to Poole and Bournemouth via the Sandbanks Ferry and through Corfe Castle and Wareham. The number 40 bus service is currently being reviewed and a reduced evening service may be introduced. Transport around town is currently covered by the Swanage Hopper Dial a Bus and during the summer the Durlston Bus. Both bus routes are dependent on funding from Dorset County Council and so this could be at risk in the future.
111. The Purbeck Transport Strategy sets out future transport schemes and improvements in the district. The Strategy includes specific projects which are relevant to Swanage, including the Swanage to Wareham Rail Reconnection, and improvements to bus services and the walking and cycling network.

Summary of key issues and challenges

112. Swanage is renowned for its history, old world charm, blue flag beach, Victorian pier, Heritage Railway and stunning landscapes including the Jurassic Coast World Heritage Site. However, its popularity also brings with it issues and challenges.

Providing for the needs of an aging population

113. Swanage is attractive as a retirement destination and many older people have relocated to the town. Around 31% of residents are 65 and over. This is a continuing trend and is likely to lead to future pressure on health and social care services.

Creating opportunities for young people

114. Swanage has a lower percentage of young people aged between 18 and 29 than the national average. Many young people leave the town to seek opportunities elsewhere, and there is anecdotal evidence that those that go to university often do not return because of the lack of job opportunities. More needs to be done to help young people to stay and work in Swanage.

Meeting the town's affordable housing need

115. The combination of second home ownership, in-migration and low wages means that home ownership is beyond the means of many local people. Affordable housing¹¹ is needed, particularly for families to enable them to live and work in the town. Affordability is an issue across Purbeck.

Providing facilities and services for residents and visitors

116. Swanage is one of the largest towns in Dorset, but it has no dedicated sport/leisure or wet-weather facilities. The community have a desire to explore the possibility of a new Multi-Function Centre for residents and visitors, as demonstrated through responses to the Swanage Local Plan Issues and Options consultation.

Creating a vibrant town centre

117. Swanage town centre is valued by residents and visitors for its wealth of independent shops. However, Swanage town centre currently lacks a focal point and areas of the public realm could be enhanced. Responses to the Swanage Local Plan Issues and Options consultation demonstrated broad support for a revitalised town centre with new shopping areas and a public open space that could be used for markets and events.

Attracting new employment and creating business opportunities

118. Swanage's main employment is in the retail and service sector. With improvement in broadband speeds, there may be an opportunity to attract knowledge based industries to Swanage. With support and training, some Swanage residents could secure jobs in these industries.

¹¹ Please see Glossary for the definition of Affordable Housing in this context.

Improving accessibility and transport

- 119.** Traffic congestion and road safety is problematic, particularly in the town centre during busy holiday periods. The one-way system funnels all traffic into Station Road and Institute Road creating congestion. There is a need to work with the Dorset County Highways team to explore the delivery of improved traffic management and to improve walking and cycling links in the town. There is also a need to maintain public transport services within the town and to other locations.

Climate change, flood risk and coastal change management

- 120.** Swanage is particularly vulnerable to the impacts of climate change on account of its position at the end of a valley and adjacent to the sea. Such impacts could include; rising sea levels, increased flooding, landslips and beach erosion. Improved flood and sea defences will be needed.
- 121.** Swanage has a long history of river, surface water and sea water flooding events. The greatest risk for Swanage is from the convergence of all three flooding events which could have serious impact on the town centre area and be particularly damaging to the economy of the town.

Protecting and enhancing the natural environment

- 122.** Swanage and the surrounding countryside is heavily constrained by a number of environmental designations. It is important that new development provides adequate mitigation and conforms with EU and national environmental protection requirements.

Safeguarding the unique historic environment and townscape character

- 123.** Swanage has a rich and varied history which is reflected in its historic environment and townscape character. The town has two conservation areas, one of which is currently listed on the Historic England 'At risk register'¹². The town has 151 listed buildings and a diverse range of character areas. The key challenge for this plan is to manage new development to provide positive outcomes for Swanage whilst protecting the characteristics that make Swanage unique.

Enhancing the town's green infrastructure

- 124.** The Green Infrastructure Workshop (Issues and Options consultation 2014) found that Swanage has a plentiful supply of green infrastructure both inside and on the edge of the town. The key challenge for a Green Infrastructure Strategy is to improve on what is already there. The biodiversity and look of the town could be enhanced by introducing improved planting schemes, providing new footpaths, walking and cycling access links between existing open space and the open countryside, and creating green corridors and green fingers that can support wildlife.

Maintaining public services and facilities in the town

- 125.** Due to its isolated location the Swanage community is concerned about the potential loss of key services. Recent examples have been the potential threat to the Swanage Hospital through the Purbeck Health Review and the proposed closure of the James Day Care Centre.

¹² Historic England were previously known as English Heritage prior to 1st April 2015

Addressing the issues and challenges

126. The Swanage Local Plan addresses some of the issues and challenges facing the town, particularly those relating to the need for affordable housing, the aspiration to create a vibrant town centre, and the need to protect and enhance the townscape character of the town. Other issues will be addressed by plans and projects to be taken forward alongside the Swanage Local Plan, as set out in the 'other plans and projects' section of this document.

Vision and objectives

127. The Swanage Local Plan will help to deliver the vision and objectives of the PLP1.

Swanage Local Plan vision

128. The vision set out in the Swanage Community Strategic Plan 2007 – 2027 has been adopted by the Swanage Local Plan Steering Group as the vision for the Swanage Local Plan. The Steering Group agreed that the vision was still relevant and that the Swanage Community Strategic Plan vision provides a concise summary of the community's aspirations for the town.
129. The Swanage Community Strategic Plan vision was developed by the Swanage MCTI (Market and Coastal Towns Initiative) Working Group, a task group of the Swanage Town and Community Partnership that led the development of the Strategic Plan. The group was established after the Bringing It all Together Community consultation event (September 2005).
130. Bournemouth University's Partnerships Access and Community Engagement (PACE) Research Team conducted a Healthcheck for Swanage and the surrounding areas which informed the Swanage Community Strategic Plan.

SWANAGE LOCAL PLAN VISION

Swanage will be a vibrant friendly and welcoming community with a thriving economy in a safe environment, while the special character and culture of Swanage and its environs are maintained.

PLP1 vision for SE Purbeck

131. The PLP1 vision for Swanage is set out within the vision for South East Purbeck as outlined below:

PLP1 VISION FOR SWANAGE

Swanage has a dual role as a centre for local residents and seaside resort. The town will be enhanced through the provision of a range of facilities, services, shops and employment provision. Swanage will retain its status as one of Dorset's most self-contained settlements, whilst enhancing the special historic character of the town and its setting within the AONB and the Jurassic Coast. Opportunities will be considered to reinforce service provision through the improvement of health and sports facilities. New family housing and, in particular, affordable housing and extra care housing, will allow local people the opportunity to continue to live and work within Swanage. A diverse, thriving and prosperous economy will be developed through the promotion of a variety of business uses, the development of niche businesses which reflect the specific character and culture of the town, and a broad business portfolio which will ensure a strong economy beyond the traditional tourist season. New development will be accompanied by areas of new green space that will improve access to the countryside and improve the setting of the town within the AONB. The town's role as a visitor destination will be developed through the provision of improved facilities and creation of enhanced public spaces along the seafront. The re-opening of the Swanage to Wareham railway line will improve accessibility to employment and educational opportunities along the A351 corridor and to Poole.

132. The Swanage Local Plan contributes towards delivering both the Swanage Local Plan vision and the PLP1 vision for Swanage.

Spatial Objectives for the Swanage Local Plan

The spatial objectives of the Swanage Local Plan are to provide	Swanage Local Plan policies	Purbeck Local Plan Part 1	Other plan and projects
New housing, including Affordable ¹³ family housing, allowing local people to live and work in Swanage.	Policies: SS (Swanage Settlement), SA (Swanage Allotments) and SHM (Swanage Housing Mix).	Policies: SE (South East Purbeck), HS (Housing Supply), AHT (Affordable Housing Tenure), AH (Affordable Housing), and D (Design).	
A thriving and prosperous economy with a variety of businesses.	Policies: STC (Swanage Town Centre), TCR (Town Centre Redevelopment), KCD (Kings Court Depot Site) and ES (Employment Sites).	Policies: SE (South East Purbeck), ELS (Employment Land Supply), E (Employment), TA (Tourist Accommodation and Attractions), RFS (Retail Floor Space Supply), RP (Retail Provision) and CF (Community Facilities and Services).	Multi-Functional Centre project. Purbeck Local Plan Review.
Improved town centre with more new shops to increase vitality.	Policies: STC (Swanage Town Centre) and TCR (Town Centre Redevelopment).	Policies: SE (South East Purbeck), RFS (Retail Floor Space Supply), and D (Design).	Scoping exercise to explore the possibility of a town centre design brief.
New and improved health, sports and community facilities.	Policy: TCR (Town Centre Redevelopment).	Policies: SE (South East Purbeck), GI (Green Infrastructure, Recreation and Sports Facilities) and CF (Community Facilities and Services).	NHS The Purbeck Project. Multi-Functional Centre project. New museum and heritage centre project.

¹³ Please see Glossary for the definition of Affordable Housing in this context.

The spatial objectives of the Swanage Local Plan are to provide	Swanage Local Plan policies	Purbeck Local Plan Part 1	Other plans and projects
Protecting and enhancing existing green spaces, and providing new open spaces and links to the countryside that fit with the historic character and setting within the AONB and wildlife designations.	Policies: SS (Swanage Settlement), TCR (Town Centre Redevelopment), OSR (Open Space and Recreation) and SGI (Swanage Green Infrastructure).	Policies: SE (South East Purbeck), GI (Green Infrastructure, Recreation and Sports Facilities) and BIO (Biodiversity and Geodiversity).	Swanage Green Infrastructure Strategy Project.
Conserving and enhancing the most significant areas of townscape character	Policies: STCD (Swanage Townscape Character and Development)	Policies: D (Design)	

Table 4: Spatial objectives for the Swanage Local Plan

Additional key objectives for Swanage

Key additional objectives for Swanage are to provide	The following plans and projects will help to deliver these additional objectives for the town
Seafront enhancement and improvements to traffic management and walking and cycling links	Dorset County Council traffic management projects Swanage Town Council land stabilisation project
Improved access to heritage, arts and culture	New museum and heritage centre project
A more sustainable town, with improved resilience to climate change and flooding	Swanage Green Infrastructure Strategy project Purbeck Local Plan Review, including consideration of a possible Coastal Change Management Area Poole & Christchurch Bays Shoreline Management Plan
Premises to support the provision of training and support networks for the unemployed	To be explored jointly by Swanage and Purbeck Development Trust and the Swanage Town and Community Partnership

Table 5: Additional key objectives for Swanage

Swanage Local Plan Policies

133. This section sets out planning policies to help deliver the vision and objectives of the Swanage Local Plan. Purbeck District Council will use these planning policies alongside the policies in the Purbeck Local Plan Part 1 (and any future Local Plan documents) to determine planning applications in the town.

Housing

134. PLP1 (Policy SE: South East Purbeck) identifies a requirement to accommodate approximately 960 new dwellings within South East Purbeck (including at Swanage) by 2027. A total of 398 of these new dwellings had been completed by 1 April 2015, with permission granted for a further 152 units. The majority of the new dwellings still required in South East Purbeck are likely to be built at Swanage. These homes will come forward as a combination of windfall (unplanned) developments and new settlement extensions. All new development will need to be in accordance with PLP1 Policy D: Design.

Settlement extensions

135. PLP1 indicates that around 200 new homes should be delivered as a settlement extension/s on the edge of Swanage and sets out the following requirements:

- Fifty per cent of new homes provided at settlement extensions will need to be made available as Affordable Housing¹⁴. Delivery of this Affordable Housing will need to be in line with the requirements set out in PLP1 Policy AH: Affordable Housing and the Affordable Housing Supplementary Planning Document (April 2013) or any subsequent revisions to this.
- New residential development will need to contribute towards a range of mitigation measures for European protected sites. It is likely that an important element of such mitigation at Swanage will be provision of Suitable Alternative Natural Green-space (SANGs) for the settlement extensions.
- The settlement extensions should look for opportunities to enhance the visual appearance of the transition of the urban area and open countryside to the benefit of the AONB.

136. The identification of settlement extensions has taken into account the need to ensure least harm on the Area of Outstanding Natural Beauty. This process has also considered the response received to the Issues and Options consultation. The site selection process has followed the steps set out in the NPPG and this is set out in the Housing Site Selection Background Paper.

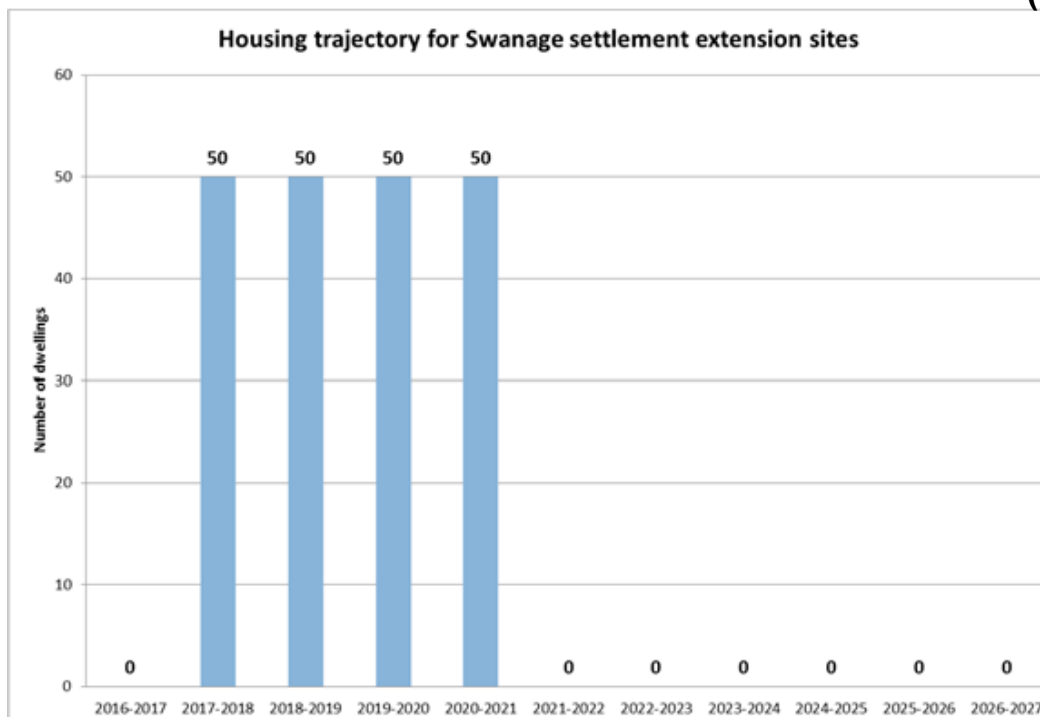
137. During preparation of the Swanage Local Plan, a Planning Appeal has allowed a development of 52 residential units at Northbrook Road East (on the former playing fields of the Old Grammar School site). This development is to be delivered as a 50/50 mix of market and affordable housing and is associated with an identified area of SANGs nearby. The identified housing and associated SANGs land will be allocated for these respective purposes, and are included in the allocations shown on map 5.

¹⁴ Please see Glossary for the definition of Affordable Housing in this context.

138. The Swanage Local Plan also allocates additional land for housing development at Northbrook Road East (the site of the Grammar School) for around 40 additional dwellings. Development at this location will require additional SANGs land.
139. A settlement extension to accommodate around 90 dwellings is identified at Northbrook Road West. This site needs to be accompanied by additional SANGs land which could be linked to the public footpath network to help provide access across a wider area.
140. A settlement extension is identified at Prospect Farm, where around 20 residential units will be located. Development of this site will need to provide adequate heathland mitigation, and this may involve contributing towards SANGs provision for the town.
141. The above settlement extensions will provide land to deliver the housing requirement identified in PLP1 (Policy SE: South East Purbeck). The residential units will be provided as a 50/50 mix of market and affordable housing. There could be an opportunity to provide some of the new homes as self build projects.
142. An appropriate amount of public open space should be provided in association with the development of settlement extensions at Swanage in order to ensure adequate green infrastructure to absorb local recreation pressure, such as dog walking and rule out adverse effects on the integrity of nearby European sites from recreation activities.
143. The two settlement extensions at Northbrook Road East and West will be required to provide a site specific SANGs. The two site promoters have identified an area of land to provide a joint SANGs, to provide mitigation for both settlement extensions. The identified area of land is shown in Map 4. Purbeck District Council and Natural England both agree that the area proposed for SANGs is acceptable in principle, subject to agreement of detailed plans including access arrangements and agreement of ongoing management arrangements to ensure that the SANGs remains in perpetuity.

Housing trajectory for Swanage settlement extension sites

144. The Swanage Local Plan allocates sites for 200 homes as settlement extensions on the edge of Swanage. The housing trajectory set out below indicates when these 200 homes are expected to be delivered. The main infrastructure requirements for the proposed settlement extensions will be the provision of appropriate heathland mitigation, provision of improvements to the local highway network where appropriate, and the provision of any additional site specific infrastructure as may be identified through the planning application process. The timing of infrastructure provision will be agreed through a S106 agreement as part of the planning applications for the settlement extension sites.



145. Please note that the housing trajectory set out above only relates to the Swanage settlement extensions, as identified in the Swanage Local Plan. Unplanned ‘windfall’ development is also expected to occur during the plan period, as set out in the PLP1.

Swanage settlement boundary

146. In Swanage, the area defined by the settlement boundary will provide the focus for new development, including new homes and service provision. Policy LD of PLP1 explains that new development should be concentrated within settlement boundaries and that land outside settlement boundaries will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances.

147. The Swanage Settlement Boundary has been reviewed as part of the process of preparing the Swanage Local Plan, and this review process is explained in the Swanage Settlement Boundary Background Paper.

148. The main changes to the settlement boundary are as follows:

- Extension of the settlement boundary to include the new settlement extension sites at Northbrook Road East, Northbrook Road West and Prospect Farm.
- Inclusion of the existing residential properties at Peveril Point within the settlement area.
- Inclusion of the full extent of existing properties, as detailed in the background paper.

149. The new settlement boundary is shown in appendix 2.

150. The Council understands that the Swanage Railway Trust may wish to provide additional railway infrastructure and ancillary development outside the Swanage settlement boundary. Such development may be required in connection with the operation of the Swanage Railway which is developing services to connect to the main line network. The Council is supportive of the provision of additional railway infrastructure in connection with the Swanage Railway.

¹⁵ Please see Glossary for the definition of Affordable Housing to be used in the context of policy SS.

151. Any applications for railway infrastructure which are outside the settlement boundary will be considered under policy CF (Community Facilities and Services) of the PLP1. This policy sets out criteria to be met by proposals for new community facilities and services outside a settlement boundary.

POLICY SS: SWANAGE SETTLEMENT

Approximately 200 homes will be provided in settlement extensions on the edge of Swanage through:

- The allocation of land at Northbrook Road East, as shown on Map 5, for approximately 90 dwellings, of which a minimum of 50% will be Affordable¹⁵;
- The allocation of land at Northbrook Road West, as shown on Map 6, for approximately 90 dwellings, of which a minimum of 50% will be Affordable; and
- The allocation of land at Prospect Farm, as shown on Map 7, for approximately 20 dwellings, of which a minimum of 50% will be Affordable.

Where it is considered that there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, the applicant will be required to provide full justification of exceptional circumstances to the Council's satisfaction, as set out in policy AH (Affordable Housing) of the PLP1.

Developers should ensure that development at settlement extensions should achieve an appropriate balance in maximising the opportunity to provide housing, whilst minimising negative landscape impact on and, where possible, enhancing the AONB.

Proposals for each settlement extension will need to deliver appropriate new public open space (Suitable Alternative Natural Greenspace) or other appropriate mitigation to avoid negative impacts on nearby heathland at Studland and Godlingston. Any SANGs provided will need to be in accordance with the SANGs guidelines set out in Appendix 5 of PLP1.

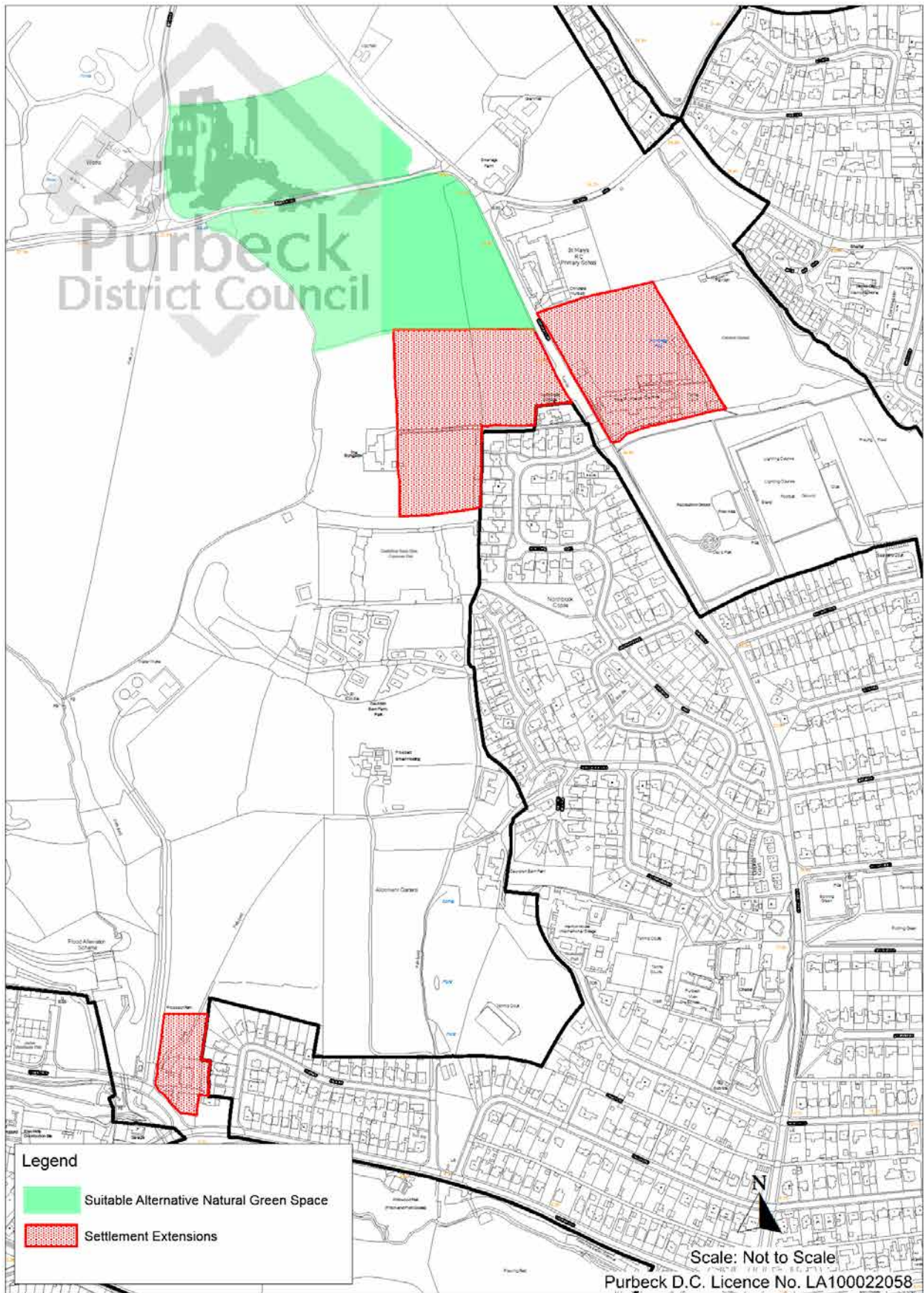
The development should provide safe and sustainable access to local facilities, particularly for pedestrians, cyclists and public transport users. It should also provide improvement to the local highway network where appropriate, for example the Washpond Lane / Northbrook Road junction.

Development will need to be in accordance with all relevant policies of PLP1, including policy D (Design).

In addition, proposals for the settlement extensions will need to demonstrate that they meet detailed site requirements, to be set out in a Development Brief Scoping Report for each site.

The Swanage Settlement Boundary is amended to reflect the location of the settlement extensions and to incorporate other minor changes. The amended boundary is shown in Appendix 2.

¹⁵ Please see Glossary for the definition of Affordable Housing to be used in the context of policy SS.



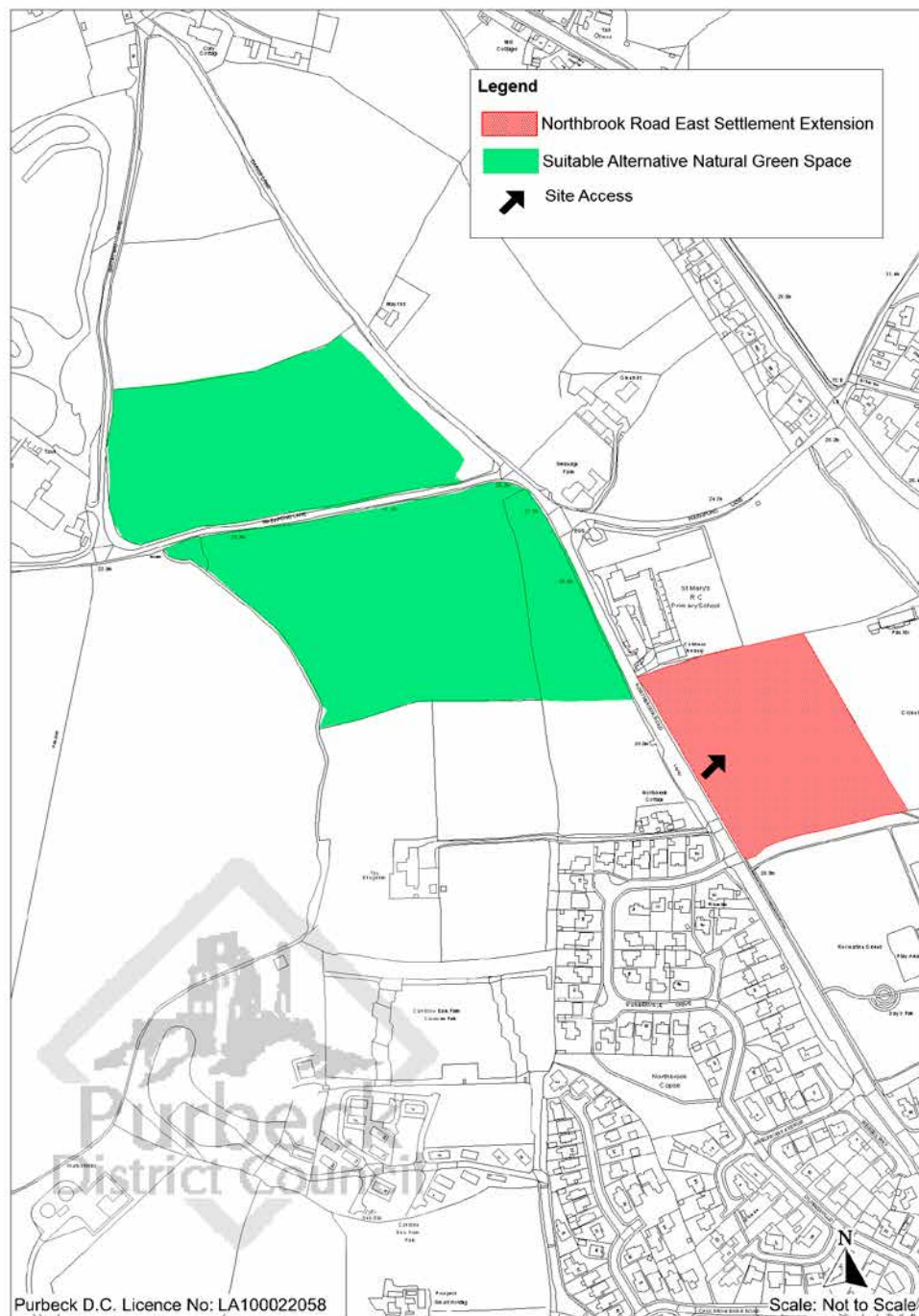
Map 4: Swanage settlement extension sites

Delivery of Proposed Development

152. Development brief scoping reports will be prepared for the settlement extension sites where the new housing will be located. The development brief scoping reports will set out the detailed requirements for each site and, following consultation workshops with the local community, will guide developers in working up the schemes. The scoping reports will be prepared following adoption of the Swanage Local Plan.

Settlement Extension Site at Northbrook Road East

153. The site is located on the northern edge of the town and includes the Old Grammar School. The site offers potential for the development of around 90 residential units (Map 5).



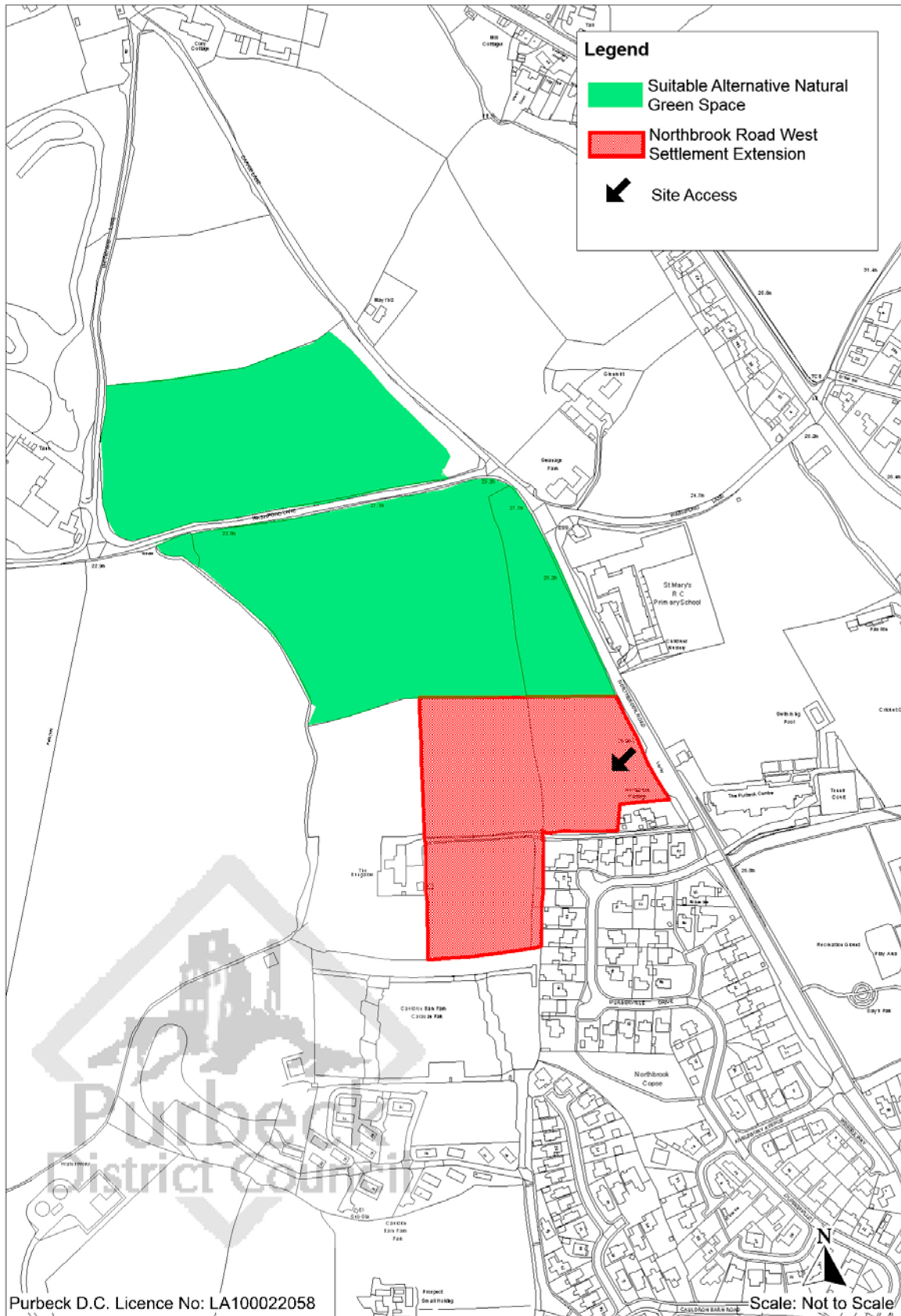
Map 5: Settlement extension at Northbrook Road East

- 154.** This site is currently considered as two areas, the former Grammar School and the adjacent area of former playing fields. Previously, a planning application (6/2012/0412) approved the development of a new 'Free School' at this site, along with an associated scheme for 52 residential dwellings on the former playing fields to the north. In addition, the scheme was accompanied by a proposed area of SANGs previously approved on land adjacent to the western side of Northbrook Road (6/2012/0058).
- 155.** Subsequently, the new 'Free School' was built elsewhere in the town and following this, the housing element of the above scheme was proposed in isolation (6/2013/0130). This scheme was allowed following a Planning Appeal (APP/B1225/A/13/2209425). As a result, the former school playing fields have an existing permission for the development of 52 residential units, associated with the SANGs detailed above.
- 156.** The site of the old Grammar School building to the south continues to offer potential for further residential development. Such development will result in a requirement for further SANGs or alternative forms of mitigation and this will need to be addressed before any additional residential development is brought forward.
- 157.** Any areas for additional SANGs for this site should relate well to the existing SANGs provision already identified on the western side of Northbrook Road.
- 158.** Detailed assessment of the traffic impacts of development will be undertaken through the planning application process. Officers at Dorset County Council will work with developers to ensure that the potential for any negative traffic impacts arising from development are minimised. Potential improvements to the walking and cycling network, including possible improvements to the pavement leading to St Mary's Primary School, will need to be explored as part of these discussions.
- 159.** The private landowner has expressed a willingness to apply for planning permission for the remainder of the site during the period to 2020. Economic Viability Testing (2010) has indicated that 50% affordable housing is achievable on the site at current land values.

Settlement extension site at Northbrook Road West

- 160.** The site includes land situated opposite the site of the old Grammar School, west of Northbrook Road (Map 6). This land is currently divided into three small plots. This area relates well to the northern part of the town and the site offers potential for the delivery of approximately 90 units. The development should look to deliver higher density housing within the central part of the site, with lower densities along the rural fringes.
- 161.** Additional SANGs land has been promoted to accompany this site. Further SANGs requirements may need to be addressed depending upon the nature of the proposed development. Any additional SANGs area for this site should relate well to the existing SANGs provision.
- 162.** Detailed assessment of the traffic impacts of development will be undertaken through the planning application process. Officers at Dorset County Council will work with developers to ensure that the potential for any negative traffic impacts arising from development are minimised..

163. The private landowner has expressed a willingness to apply for planning permission for this site during the period to 2020. Economic Viability Testing (2010) has indicated that 50% affordable housing is achievable on the site at current land values.



Map 6: Settlement extension at Northbrook Road West

Settlement extension site at Prospect Farm

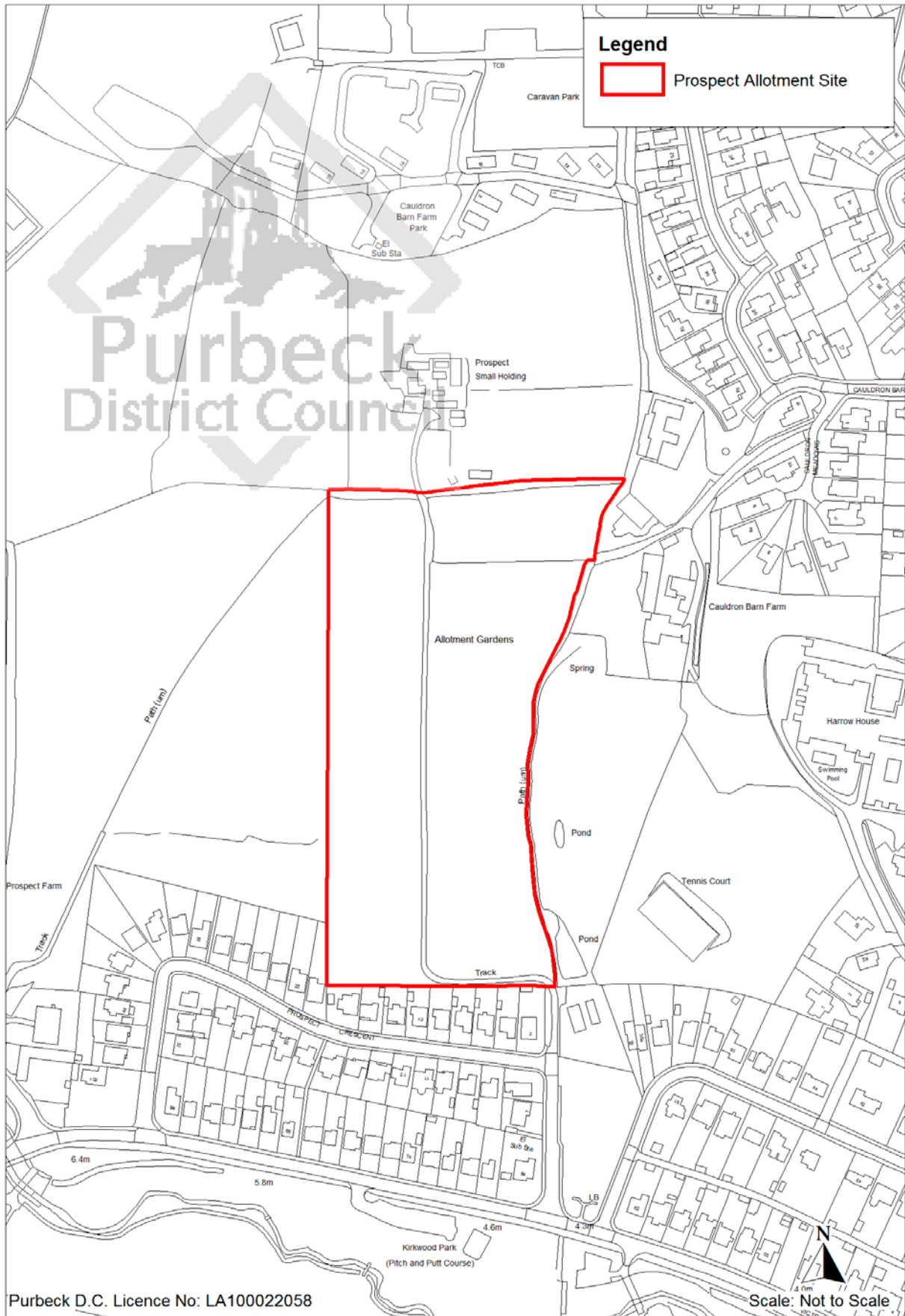
- 164.** The site, which includes a former farmstead, is well located adjacent to the existing settlement within the central northern area of the town (Map 7). This site offers potential for the delivery of up to 20 units of residential development. A minimum of 12 units will be required on this site.
- 165.** Access to the site will be via Victoria Avenue. The site will need to be built out at a low to medium density to ensure that the potential impact on the AONB is minimised. Although there may be some potential for the highest density of development to be located along the frontage of the site with Victoria Avenue, it is important that a lower density of development runs along the rural fringe of the site. In addition, a 10m buffer zone is included at the northern end of the site, where rising ground makes housing development inappropriate. This buffer zone will need to be reserved for landscaping to help mitigate the impact of development at this location.
- 166.** This settlement extension will need to contribute towards heathland mitigation and this could include some SANGs provision. The nature of such contribution will need to be agreed before planning permission is granted.
- 167.** Detailed assessment of the traffic impacts of development will be undertaken through the planning application process. Officers at Dorset County Council will work with developers to ensure that the potential for any negative traffic impacts arising from development are minimised.
- 168.** The private landowner has expressed a willingness to apply for planning permission for this site during the period to 2020. Economic Viability Testing (2010) has indicated that 50% affordable housing is achievable on the site at current land values.

settlement extensions identified in Policy SS: Swanage Settlement.

- 173.** The Prospect Allotment site (map 8) is located outside the Swanage Settlement Boundary, and is therefore within the 'open countryside' for the purposes of planning policy. Policy RES of PLP1 would allow affordable housing to come forward in the open countryside in and around settlements, where residential development is not normally permitted, provided that certain criteria are met. However, policy RES of PLP1 does not normally apply at the settlements of Swanage, Wareham or Upton.
- 174.** Detailed site assessment work has not yet been undertaken on the Prospect Allotment site, and there is currently insufficient evidence to include the site as an allocation in the Swanage Local Plan. However, Purbeck District Council does support the principle of providing affordable housing on this site, subject to further site assessment and should the Town Council decide to take this proposal forward.
- 175.** Any planning application for affordable housing on the Prospect Allotment site would need to be treated as a departure from Local Plan policies. In determining any such application, the Council will consider all relevant material considerations. Any application will need to demonstrate that:
- Detailed site assessment work has been undertaken in advance to demonstrate that the site (or part there-of) is appropriate for development and that such development would not result in an unacceptable adverse impact on, and would, where possible, enhance the AONB; and
 - The proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural parishes, which cannot otherwise be met; and
 - The number of dwellings proposed is commensurate with the settlement hierarchy set out in policy LD (Location of Development) of PLP1, and of a character and high quality design appropriate to the location; and
 - There are secure arrangements to ensure that all affordable units remain affordable in perpetuity; and
 - Any area of the existing allotments which would be lost to development would need to be replaced in advance of such development. The replacement allotments could be provided at one or several appropriate locations, but these would need to be at least equivalent in size to the area lost; and
 - All other policy requirements are met, including those of policy DH (Dorset Heaths International Designations) and policy D (Design) of PLP1.

A small amount of market housing may be supported at this site if this is in association with wider affordable housing development and provided that this will enable the provision of significant additional affordable housing to meet local needs.

- 176.** Depending upon the scale of any development proposed, it may be necessary to explore the delivery of SANGs to help mitigate the impact of housing development at this location.
- 177.** In the event that no affordable housing is taken forward at the allotment site, no market housing would be permitted. In such circumstances, the existing allotments will continue to be safeguarded under Policy GI: Green Infrastructure unless and until suitable replacement facilities are provided.



Map 8: Prospect Allotments site

178. An additional site to deliver the affordable housing may need to be identified if the proposed affordable housing scheme at the Prospect Allotment site is not delivered.

Affordable housing

179. One of the objectives of the Swanage Local Plan is to provide new housing, including affordable family housing, allowing local people to live and work in Swanage. Purbeck District Council's adopted policy for providing affordable housing (policy AH of PLP1) requires at least 50% affordable housing to be provided on eligible sites in Swanage. Following a recent Court of Appeal judgment, and subsequent changes to the national planning practice guidance, the Council is no-longer seeking affordable housing contributions on sites of 10-units or less, where these have a maximum combined gross floor space of no more than 1,000 square metres. The Swanage Local Plan includes three proposed settlement extensions on land at Northbrook Road East, Northbrook Road West, and Prospect Farm. All three proposed allocations are for more than 10 homes, and are not therefore affected by the recent Court of Appeal decision. However, the Council's new approach (following the Court of Appeal decision) will be relevant to the development of windfall sites which may come forward within the settlement boundary.
180. Where a part payment is due, or where the delivery of an affordable home is not possible on the site, the Council may choose to collect a 'commuted sum payment'. This would mean that, rather than delivering affordable housing on-site, the development will give the Council a financial payment to the equivalent value of such on-site provision, which the Council would spend delivering affordable housing offsite, but within the South East Purbeck (as defined in PLP1 policy South East Purbeck).
181. The Council is currently reviewing policy AH (Affordable Housing) of the PLP1 in light of the recent changes to government guidance and updated viability evidence. Any changes to policy AH of PLP1 will be considered through the Partial Review, and will be subject to independent examination as part of that process.

Housing mix

- 182.** It is important that the mix of new housing provided is appropriate to the needs of current and future residents. This applies to both the mix of tenures (e.g. social / affordable rented housing, intermediate housing¹⁶ and private market housing) and the mix of types and sizes of homes (e.g. 2-bed flats, 3-bed semi-detached houses and so on).
- 183.** Policy AHT (Affordable Housing Tenure) of PLP1 indicates that affordable housing tenure is likely to be split as 90% social rented / affordable rented housing and 10% intermediate housing to rent or purchase. Policy AHT also includes flexibility for a different affordable housing tenure split to be applied if there is local evidence to demonstrate that this is appropriate.
- 184.** Purbeck District Council is undertaking a Housing Needs Assessment for Swanage. A survey was undertaken towards the end of 2015 and a draft report has now been prepared. Officers will be finalising and publishing this report following input from the Swanage Local Plan Steering Group.
- 185.** The tenure split for affordable housing will be negotiated in accordance with policy AHT (Affordable Housing Tenure) of PLP1. If the Swanage Housing Needs Assessment (or equivalent study) indicates that a different tenure split is required to that set out in policy AHT, then the tenure split in the Swanage Housing Needs Assessment (or equivalent study) will form the starting point for negotiation.
- 186.** It is also important that development provides the appropriate mix of types and sizes of homes (e.g. 2-bed flats, 3-bed houses and so on). The Eastern Dorset authorities have jointly commissioned a Strategic Housing Market Assessment (SHMA) to cover Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck. The SHMA was published in December 2015, and includes recommendations as to the appropriate housing size and tenure mix for each local authority area. However the findings of the SHMA relate to Purbeck as a whole, and are not specific to Swanage.
- 187.** The Eastern Dorset SHMA identifies estimated dwelling requirements by number of bedrooms for both Market and Affordable Housing. The SHMA indicates that, in Purbeck, the focus of demand for new market housing will be on two and three-bed properties, whilst for affordable housing the focus of demand will be on one and two-bed properties.
- 188.** The SHMA also considers the need for different types of housing, and identifies a suggested mix of dwelling types for both market and affordable housing. For market housing, the SHMA suggests a relatively even split between detached, semi-detached, terraced and flats, albeit with a slightly higher proportion of detached houses. For affordable housing the SHMA suggests a very low proportion of detached houses, with the suggested mix comprising a relatively even split between semi-detached, terraced and flats.

¹⁶ Please see the Glossary for a definition of social rented, affordable rented and intermediate housing.

189. The mixes of housing size and types identified in the Eastern Dorset SHMA (or any subsequent SHMA updates) will be used as a starting point to determine the appropriate housing mix on development sites in Swanage, in line with policy SHM (Swanage Housing Mix).

POLICY SHM: SWANAGE HOUSING MIX

A mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless robust local evidence (specific to Swanage) indicates otherwise. Where proposed developments deviate from this approach, developers must provide supporting evidence to explain why. The provision of housing and accommodation for people with care needs will also be encouraged within the town.

Townscape character

190. The townscape character assessment for Swanage (2012) identified 19 separate areas of distinctive character within the urban environment. This assessment reviewed the key characteristics of each area and identifies the main areas of value for the urban environment. The areas are categorised according to their ability to make a positive, negative or neutral contribution to the appearance of the town. There is also a close relationship between the character areas and the historic environment within the town, as the historic development of the town has played an important part in the creation of the urban environment.
191. The townscape character quality assessment has identified three broad townscape quality types (critical, constant and tradeable). The 'critical' areas are irreplaceable, but potentially vulnerable to damage or loss and any change should be minimal. The 'constant' elements make an important contribution where any change should not result in the loss of overall character. The 'tradeable' areas include elements which could potentially be replaced in return for other benefits to the townscape.
192. Policy D (Design) of PLP1 indicates that all development proposals should reflect the good practice advice, including appropriate densities, contained in district design guidance including the townscape character assessment for Swanage. Following the historic environment and townscape character workshop, held in 2014, the Swanage Local Plan Steering Group has identified four areas of distinctive local character, where new development should protect and enhance that character. Guidelines for development in these areas are set out in policy STCD (Swanage Townscape Character and Development).
193. The Ballard Down area is characterised by historic bungalow development. The Townscape Character Assessment indicates that any two storey development would undermine the established character of this area, and policy STCD (Swanage Townscape Character and Development) states that this area should continue to support single storey development only.
194. The Townscape Character Assessment has identified the Swanage Lanes area which is characterised by grass verges which form informal borders along the highways. It is considered important that this aspect of the character of this area is not lost as a result

of new development. This area includes; the area between Bon Accord Road and Queens Road to the north and a smaller area on Osmay Road and South Cliff Road on the southern fringe of the town.

195. The area of Cauldron Avenue, Battlemead, Vivian Park and Bonfields Avenue to the north and Beach Gardens and Gannetts Park to the south also forms an area of distinctive local character and new development in this area should not reduce the existing suburban character.

POLICY STCD: SWANAGE TOWNSCAPE CHARACTER AND DEVELOPMENT

In order to conserve and enhance the existing townscape character of Swanage, new development should take account of the Swanage Townscape Character Assessment (2012) and will need to follow the guidelines set out below wherever possible.

Areas of high townscape value

The two areas of high townscape value are shown on Map 9. These include parts of the Swanage and Herston Conservation Areas and are areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.

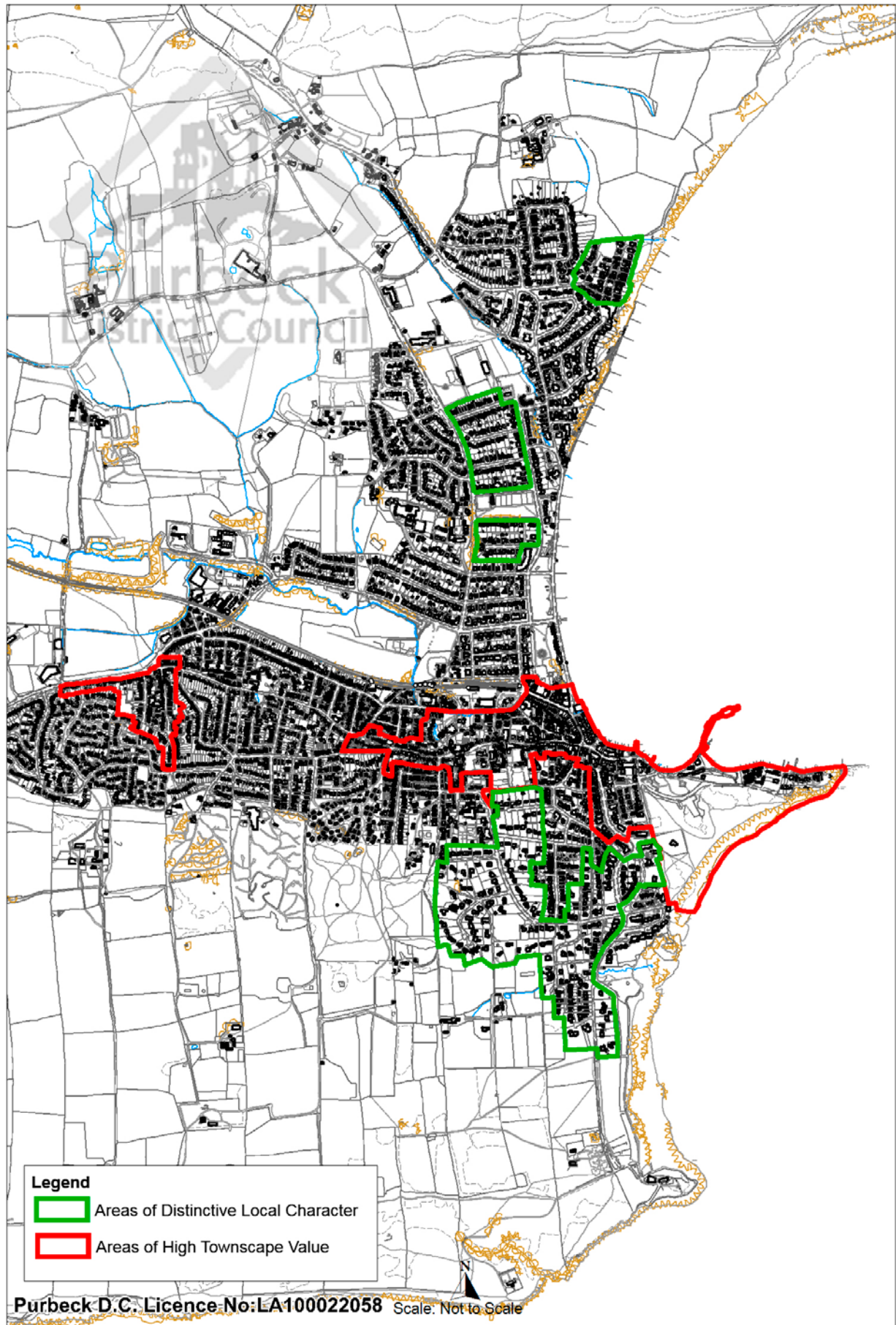
Areas of distinctive local character

The four areas of distinctive local character are shown on Map 9. These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas:

The Ballard Down area should continue to support single storey development only, as this area is characterised by historic bungalow development.

The areas to the north and south of Beach Gardens are characterised by predominantly detached properties, of modest size, individual design and usually set within reasonably generous plots. The area displays a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road. It is important that new development does not reduce the spacious character of this area and the informal qualities of the backland areas.

The area of distinctive local character to the south of the town includes cul-de-sacs, lanes and tracks which form spurs from the principal road network, resulting in a mixture of formal highways and informal lanes. The area is characterised by predominantly detached houses set within generous plots defined by established boundary planting and walls. New development should not adversely affect the existing character of this area and should respect the characteristics of the highway network, for example the grass verges and informal lanes.

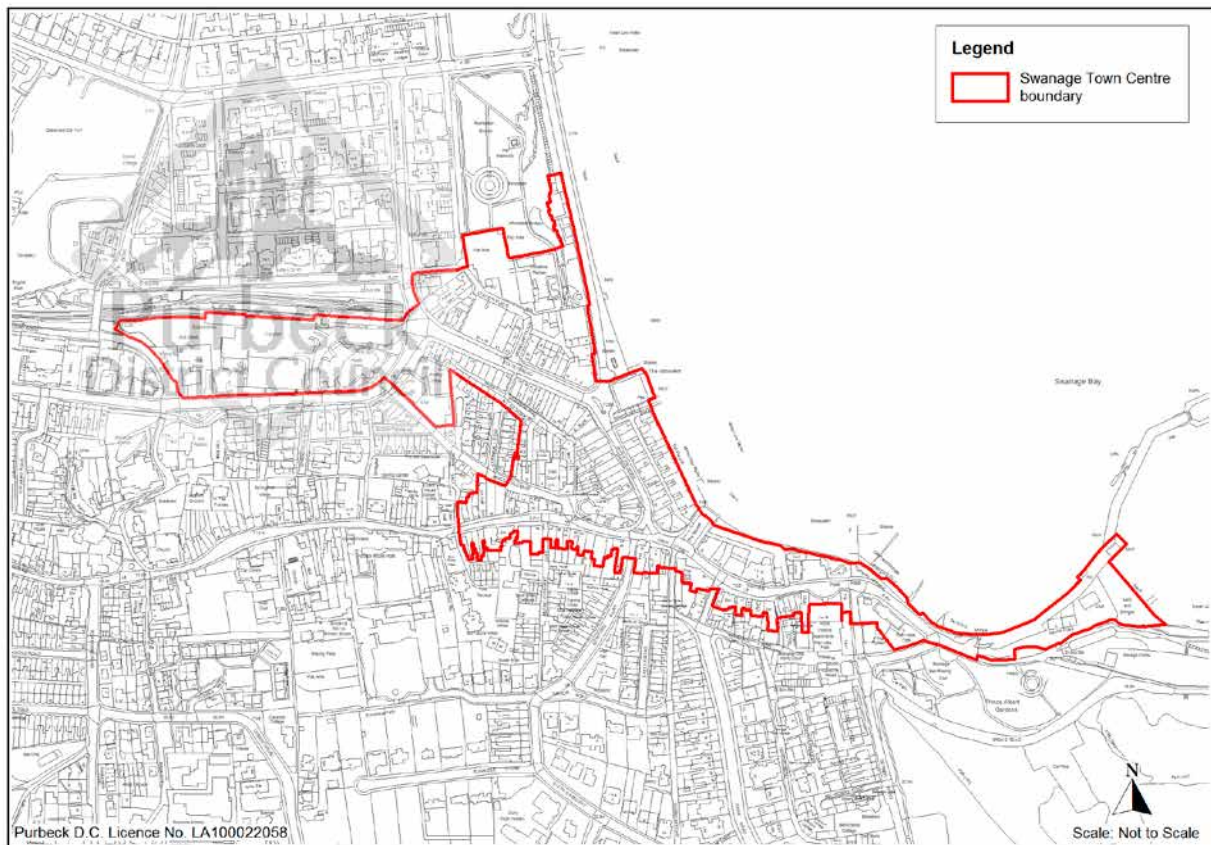


Map 9: Townscape character and development

Economy

Swanage Town Centre

- 196.** Swanage is the largest town in Purbeck and forms the main service centre for the south-eastern part of the district, as well as a tourist destination. The town centre is where the development of new retail and other main town centre uses should be located (main town centre uses are detailed in the Glossary).
- 197.** Policy RP (Retail Provision) of PLP1 seeks to direct new retail development (use class A) to the defined Town and Local Centres, and to safeguard existing retail provision in these defined areas.
- 198.** The Swanage Town Centre boundary has been reviewed during the preparation of the Swanage Local Plan, and this review process is explained in the Town Centre Background Paper. The revised Town Centre boundary is shown on Map 10 and this includes the main retail and many of the community facilities of the town.
- 199.** The main changes to the Town Centre boundary include the addition of the area of the Bus Depot and Fire Station at Kings Road West, the car park off Horsecliffe Lane, the miniature railway adjacent to the car park, a northern extension along Shore Road and an extension to the Pierhead in the south-east. Those areas previously included within the town centre which are exclusively residential are now excluded, except at The Parade where there may be some future potential for retail development.
- 200.** The town centre is where the main town centre uses and particularly retail development should be located. The main shopping facilities are located along Station Road, Institute Road and the High Street. The Purbeck Retail Study (2008) has identified the main shopping frontages within the town, according to the proportion of retail uses present (Map 11).
- 201.** The primary shopping frontages (where a higher proportion of shop uses are present) are located along Station Road and Institute Road. This area is where the main shop uses should continue to be located (Class A1 of the Use Class Order).
- 202.** The secondary shopping frontages are located along the High Street, Commercial Road and between the north-western end of Station Road and the Co-op store (situated off Kings Road West). The secondary shopping frontages offer potential for the accommodation of a wider range of town centre uses (Classes A1 - A5 of the Use Class Order).



Map 10: Swanage Town Centre

- 203.** The commercial units within the town centre are spread across several streets with no clear structure and, as a result, the town lacks an easily identifiable retail core. The identification of the shopping frontages is intended to help to ensure that new development is located within the most appropriate part of the town centre. This will help to provide a clearer indication of where the prime and secondary retail pitches are located.
- 204.** The town centre area would benefit from some improvement to the quality of the street scene and the Swanage Local Plan Steering Group are exploring the possibility of preparing a Town Centre Design Brief to guide future development within the town centre area. This could help to enhance the attractiveness of the town centre as a shopping destination. There are particular opportunities for improvements along Commercial Road and Station Road. The first step will involve a scoping exercise to set out the parameters and likely costs for preparing a design brief, and to establish whether sufficient funding is available.
- 205.** Policy TCR: Town Centre Redevelopment also provides support for making improvements to the town centre, through increased retail and other facilities along with an improved public realm. Purbeck District Council will prepare a Town Centre Redevelopment Site Development Brief to help guide future development within this site area.
- 206.** Swanage town centre, as identified on Map 10, is included within the Swanage conservation area. The town centre is characterised by late Victorian and Edwardian structures which form one of the most structurally intact examples of a resort from this period. The buildings include important historical detailing, but this has been vulnerable

to loss over time and, as a result, Historic England has assessed the Swanage conservation area as 'at risk'. All proposals for development will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of the conservation area, as set out in policy LHH (Landscape, Historic Environment and Heritage) of PLP1.

- 207.** PLP1 also identifies a Local Centre on Swanage High Street, around the junctions with Church Hill and Queen's Road. Policy RP of PLP1 provides broad support for retail development within the Local Centre, and seeks to safeguard existing retail provision in this area. The Local Centre designations across Purbeck are being reviewed as part of the Local Plan Review of PLP1, and any changes to the Local Centre in Swanage will be identified as part of that process.
- 208.** There are also other local shops located around the town (for example at Herston) and these will be safeguarded in line with policy CF (Community Facilities) of PLP1.

POLICY STC: SWANAGE TOWN CENTRE

The boundary of Swanage Town Centre is amended as shown on Map 10. This revised boundary will be used for the purposes of determining planning applications in line with Policy RP (Retail Provision) of PLP1.

The town centre includes primary and secondary retail shopping frontages (Map 11). This area includes Station Road, Institute Road, and parts of High Street. The primary shopping frontages form the area where the A1 class uses should be concentrated.

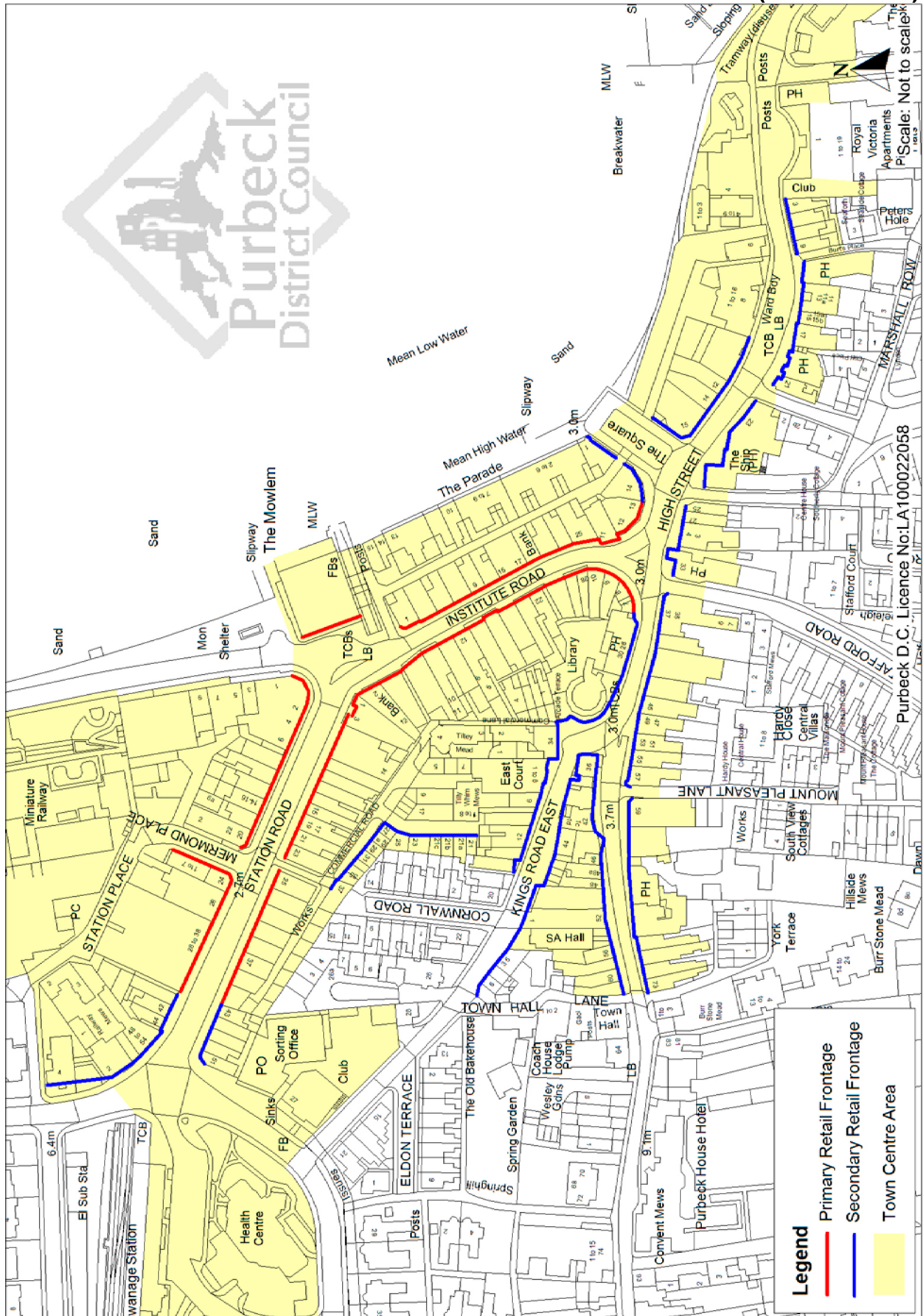
Proposals to enhance the town centre will be supported, providing that these comply with relevant policies and will help to improve the vitality and viability of the town centre.

Swanage town centre will accommodate the majority of the new convenience (food) retail floor space as identified in PLP1 (Policy RFS: Retail Floor Space Supply) as required to 2027. The Purbeck and Poole Town Centres, Retail and Leisure study (2014) has identified an additional requirement of 600 sq.m (net) of food floor space in Purbeck which will be addressed through the Local Plan Review. The majority of the additional non food floor space as identified in the 2014 Retail Study will be provided at Swanage Town Centre. The level of the new floor space required at Swanage is set out below;

The majority of 1,000 sq.m (net) of non food retail floor space and

The majority of 1,100 sq.m (net) of food floor space

The majority of this floor space will be provided at Swanage town centre, with a key opportunity provided at the site detailed in policy STCR: Swanage Town Centre Redevelopment.



Map 11: Primary and secondary retail frontages

Town centre redevelopment site

- 209.** PLP1 (Policy RFS) identifies a requirement for 2,000 sq.m (net) of comparison (non food) retail floor space and 1,300 sq.m (net) of convenience (food) floor space in the district over the period 2006 to 2027. Policy RFS goes on to state that this new food and non-food retail floorspace will be focussed principally in Swanage Town Centre.
- 210.** Since 2006, around 730 sqm (net) non-food and around 170 sq.m (net) food retail floorspace have been provided in the district. Of this, around 610 sq.m (net) non-food retail floorspace has been provided in Swanage, but no additional food retail floorspace has been provided in the town.
- 211.** The retail floorspace requirements set out in PLP1 are based on a Retail Study undertaken in 2008 and updated in 2011. In 2014, Purbeck District Council and Borough of Poole Council commissioned a new joint Retail and Town Centre Study and the findings were published in early 2015. Swanage town centre will accommodate the majority of the new convenience (food) retail floor space as identified in PLP1 (Policy RFS: Retail Floor Space Supply) as required to 2027. The Purbeck and Poole Town Centres, Retail and Leisure study (2014) has identified an additional requirement of 600 sq.m (net) of food floor space in Purbeck which will be addressed through the Local Plan Review. The majority of the additional non food floor space as identified in the 2014 Retail Study will be provided at Swanage Town Centre. The level of the new floor space required at Swanage includes; the majority of around 950 sq.m (net) of non food retail floor space and the majority of 1,130 sq.m (net) of food floor space.
- 212.** The majority of this floor space will be delivered at Swanage town centre. In response, part of Swanage town centre is identified for redevelopment to provide the majority of this additional retail floor space.
- 213.** Swanage Town Centre continues to offer a significant opportunity for new town centre retail development and this should provide a major element of the remaining requirement identified for Purbeck. However, the additional retail requirements, as identified through the 2014 Poole and Purbeck Retail and Town Centre Study will be explored through the Local Plan Review of the Purbeck Local Plan.
- 214.** A site on the northern edge of Swanage town centre, between the Railway Station and Kings Road West has been identified to accommodate further town centre development. This Town Centre Redevelopment site currently includes the Health Centre, Co-op store, fire station, bus depot and a car park. A working party has been established to help bring forward new development at this location.
- 215.** A significant part of the site lies within an area of identified flood risk (flood zones 2 and 3). Any development at the site will therefore need to be accompanied by an appropriate Flood Risk Assessment (FRA).
- 216.** The site is located within the Swanage conservation area and any development at this location will need to have appropriate regard for the setting of the built environment within the area. In particular, there is a listed building associated with the railway station, situated along the northern edge of the redevelopment site, which will need to be appropriately integrated with the new development.

POLICY TCR: TOWN CENTRE REDEVELOPMENT

Land between Kings Road West and the railway station is identified as a key town centre redevelopment site with potential to accommodate the majority of the district's retail needs, as set out in policy RFS (Retail Floor Space Supply) of PLP1. This area is shown in Map 12 and includes land occupied by the existing Co-operative store, the adjacent car park, the health centre, bus depot and fire station.

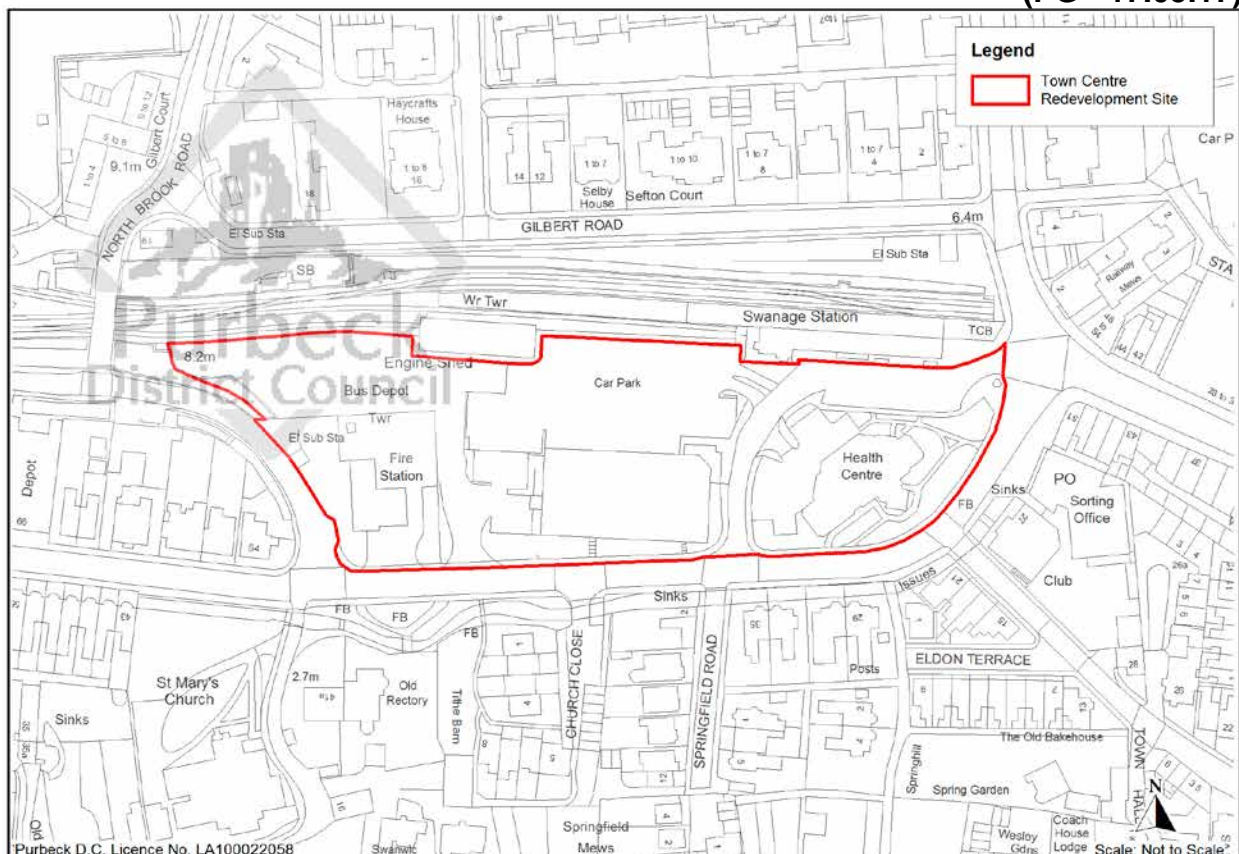
Proposals for the town centre redevelopment site will need to:

- provide the majority of identified convenience and comparison retail floorspace needs as identified in policy RFS of PLP1 (and the comparison (non food) requirement identified in the Purbeck and Poole Town Centres, Retail and Leisure Study 2014);
- explore provision of a flexible range of retail unit sizes;
- provide a replacement health centre to meet the identified needs of the medical practice, subject to approval by NHS England, and new car parking to replace the existing facilities lost to development (the parking should serve the needs of town centre shoppers and the medical practice);
- explore the possibility of providing a new town square;
- enhance the existing townscape and conservation area through high quality design and achieve a positive visual and functional relationship with the railway station and the listed Goods Shed; and
- ensure good walking and cycling links between the scheme and the rest of the town centre, and achieve a positive functional relationship between the station, buses, taxis and pedestrian routes;
- ensure that all other relevant policy requirements are met, including those of policy D (Design) of PLP1.
- A small extent of residential development might be supported on this site, providing that this is delivered as part of mixed scheme and can be appropriately accommodated alongside the above requirements. A full flood risk assessment would be required to accompany any development proposal and it would be vital that any proposed new residential development could provide the necessary appropriate means of escape from the identified risk of flooding. Any proposals would need to be in accordance with all relevant policies of PLP1, including policy DH (Dorset Heaths International Designations).

The Council has commissioned a Strategic Flood Risk Assessment (Level 2) for the Swanage town centre redevelopment area. However, in addition to this, developers will need to prepare a site specific flood risk assessment to accompany any planning application in the town centre redevelopment area. Proposals for development will need to take account of the SFRA Level 2, and will need to demonstrate how any necessary site specific flood defence or adaptation measures have been incorporated as an intrinsic part of the scheme. In addition, any proposals will need to demonstrate that they are able to meet the detailed site requirements, set out in the Town Centre Development Brief.

POLICY TCR: TOWN CENTRE REDEVELOPMENT CONTINUED

If significant economic viability constraints are identified by the developer that would then prevent redevelopment of the site in accordance with this policy, the applicant will be required to provide full justification of any exceptional circumstances to the Council's satisfaction. Such justification will be expected to include financial viability appraisal of the development proposal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints and their impact. The appraisal will be subject to independent verification, which the applicant will be expected to fund.



Map 12: Swanage Town Centre redevelopment site

Kings Court depot site

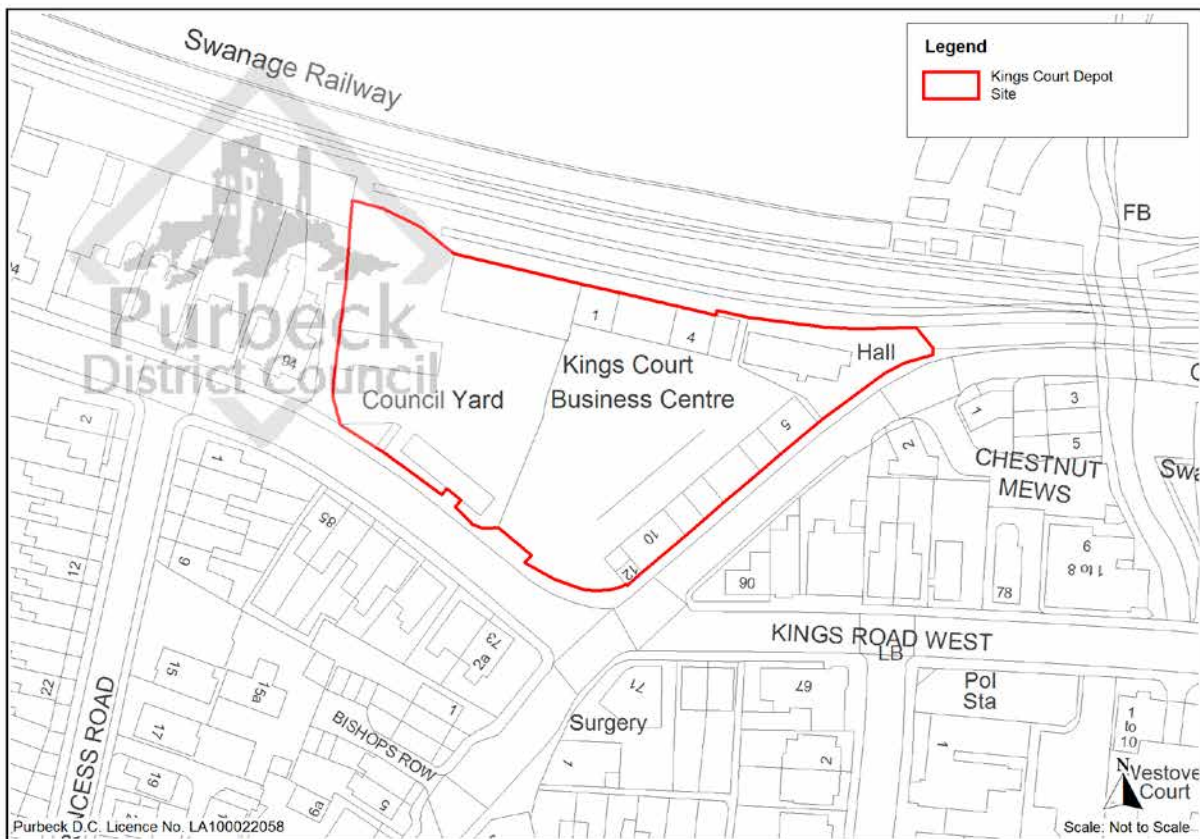
- 217.** In order to facilitate the redevelopment of the town centre site (as shown in map 12), it is likely that some of the existing uses will need to relocate. The former depot site at Kings Court, off Kings Road West, may no longer be required for its current use. This site is suitable for redevelopment and could be made available to enable the relocation of some existing uses from the town centre redevelopment site, if required.
- 218.** Part of the site is subject to flood risk, and a site specific flood risk assessment will be required to accompany any planning application.
- 219.** The uses, layout and design of any proposed development scheme will need to take full account of the proximity to the rail sidings to the northern boundary, which may be more intensively used and covered over.

POLICY KCD: KINGS COURT DEPOT SITE

The former depot site at Kings Court, off Kings Road West (Map 13) is suitable for redevelopment. The site lies partly within flood zones 2 and 3 and this will determine the type and level of development most appropriate at this location. The site could potentially accommodate employment, and/or some residential development (including affordable housing), or the relocation of existing non-retail uses from the Town Centre Redevelopment site, if required.

The Council is producing a Strategic Flood Risk Assessment (Level 2) which includes this site. However, a site specific flood risk assessment will also need to be produced by the developer. Any proposals for development will need to take account of the SFRA Level 2, and will need to demonstrate how any necessary site specific flood defence or adaptation measures have been incorporated as an intrinsic part of the scheme.

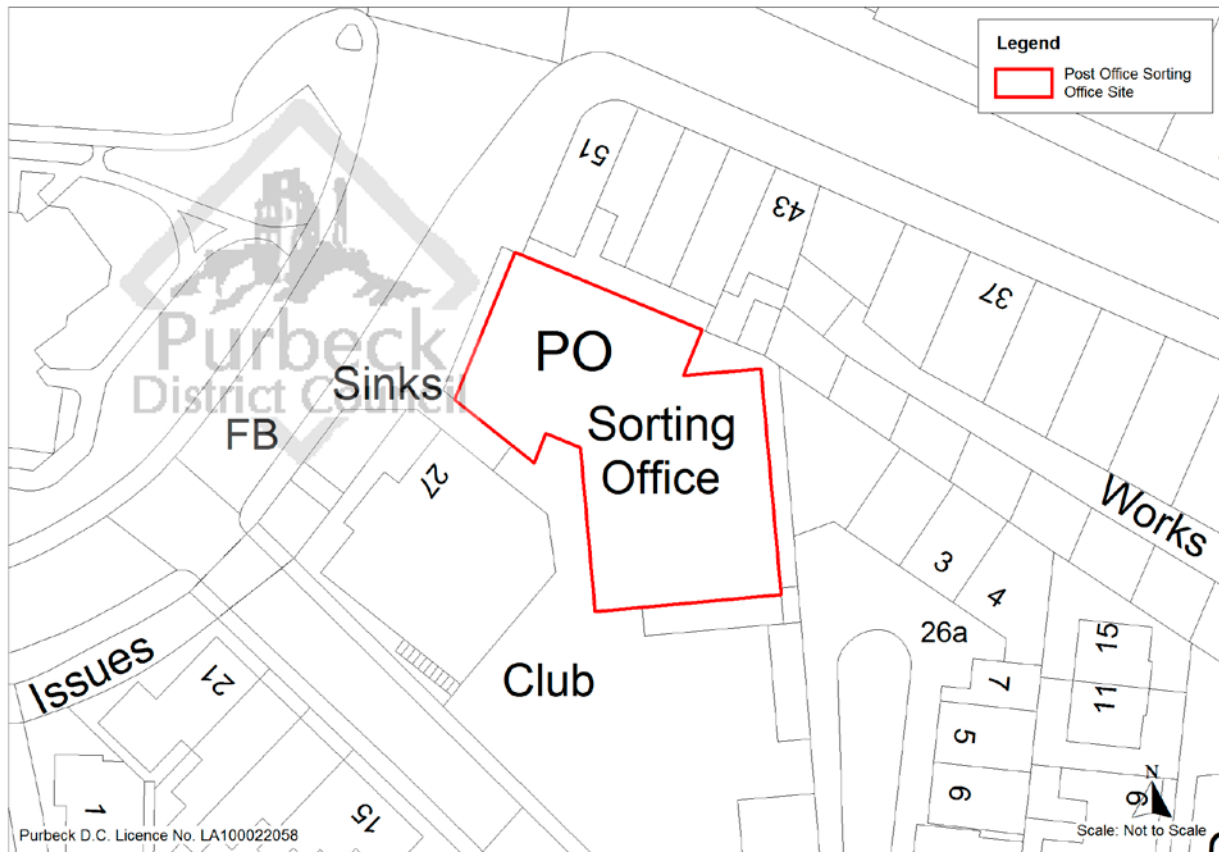
Any redevelopment proposals will also need to ensure that all other relevant policy requirements are met, including those of policy D (Design) of PLP1.



Map 13: Kings Court Depot

Post office sorting office site

220. The post office sorting office (map 14) is currently occupied by Royal Mail. Should the existing use become redundant, the site would offer a good opportunity for redevelopment to provide additional retail floor space in Swanage Town Centre. This site is located within the defined area of Swanage Town Centre and proposals for the redevelopment will be supported where these are in line with policy RP: Retail Provision of PLP1, and policy STC (Swanage Town Centre) of the Swanage Local Plan.



Map 14: Post office sorting office site

221. Additional opportunities for retail development are provided by the extended town centre area, as described above. Proposals for new development within this area will need to have full regard to any requirements identified in the Swanage Strategic Flood Risk Assessment (Level 2) and the developer will be required to produce a site specific flood risk assessment for any development site within Swanage town centre.

Employment

222. The main delivery of new employment space in Swanage has been at the recently completed award winning Prospect Business Park, much of which is now let.

223. Additional employment development will be supported within the Swanage Settlement Boundary, in line with policy LD (Location of Development) and policy E (Employment) of PLP1. In addition, small-scale employment development may be supported outside the Settlement Boundary, where development proposals meet the requirements of policy CO (Countryside) of PLP1, and where such development can be shown to be appropriate within the AONB.

224. Purbeck District Council, along with other Dorset Councils, are working to update the Dorset Workspace Strategy. This work will help to identify the level and type of employment land needed in the district. The update to the Workspace Strategy was completed in 2016, and will inform the preparation of the Local Plan Review.
225. Purbeck District Council will be preparing a Strategic Employment Land Availability Assessment, in order to inform the Local Plan Review. This work will be completed following the updated Dorset Workspace Strategy. If this work identifies any additional employment sites in Swanage, such sites will be allocated through the Local Plan Review of PLP1.
226. When preparing the Strategic Employment Land Availability Assessment, Purbeck District Council will work closely with the Swanage Local Plan Steering Group to help to ensure that the study assesses all existing employment premises in the town, and all potential future opportunities.
227. There may be some opportunity to provide additional employment or training uses on the sites of former St Marks and/or the former St Mary's schools. This opportunity will be explored separately, outside the Swanage Local Plan process.

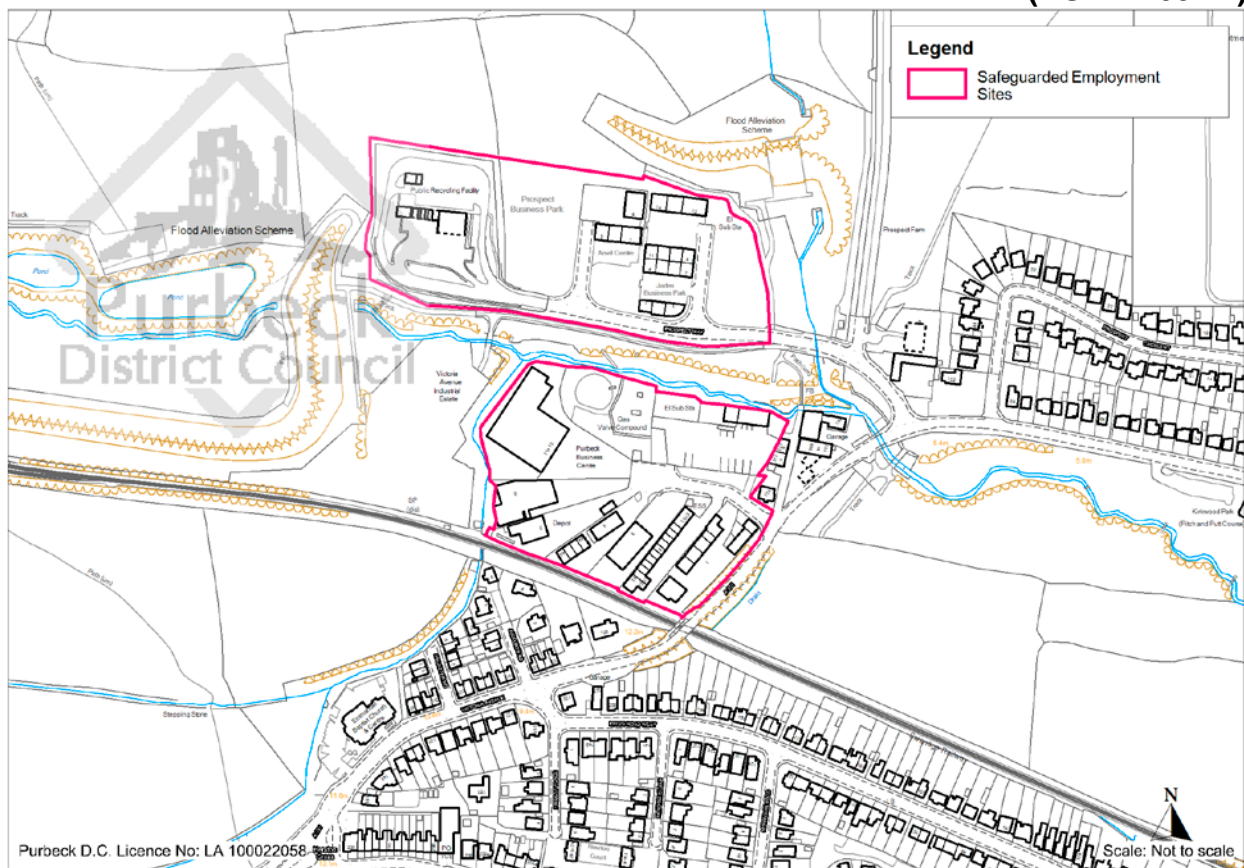
Safeguarding of existing employment sites

228. Policy E of PLP1 safeguards existing employment land at Prospect Business Park and Victoria Avenue for B1 (business), B2 (general industrial), or B8 (storage or distribution) uses. However, the extent of these employment sites is not formally designated in the PLP1 proposals maps (they are identified as 'non-statutory' boundaries). The Swanage Local Plan Proposals Map therefore formally identifies these employment sites to be safeguarded for employment use.
229. The Purbeck Strategic Employment Land Availability Assessment may identify further existing employment sites which could appropriately be safeguarded for employment use. Where this is the case, such additional sites will be identified in the Local Plan Review of PLP1.

POLICY ES: EMPLOYMENT SITES

The employment sites at Prospect Business Park and Victoria Avenue Industrial Estate are safeguarded for employment uses in line with policy E (Employment) of PLP1.

The employment sites are shown on map 15.



Map 15: Safeguarded employment sites

Community facilities and services

- 230.** Maintaining facilities and services in a relatively isolated location is one of the key challenges facing Swanage, and this is particularly true for a number of publicly-owned services which are currently located in the town.
- 231.** Policy CF (Community Facilities and Services) of PLP1 seeks to safeguard existing facilities and services, and indicates that loss of facilities and services will only be permitted where it can be demonstrated that they are no longer needed and through sufficient and realistic marketing of the current use over a period of at least 9 months. Policy CF also supports replacement of an existing community facility or service with a new facility or service providing that proposals meet certain criteria.

- 232.** The following facilities and services in Swanage are safeguarded in line with policy CF of PLP1:
- James Day Care Centre
 - Swanage Medical Practice
 - Swanage Schools ¹⁷
 - Swanage Children's Centre
 - Swanage Youth & Community Centre
 - Swanage Day Centre
 - Swanage Library
 - Swanage Hospital
 - Swanage Town Hall
 - Swanage Museum and Heritage Centre
 - Local shops (such as those at Herston)
 - The Mowlem Theatre.
- 233.** The above list is not exhaustive and other community facilities and services in the town will also be safeguarded where these meet the criteria set out in PLP1.
- 234.** While the Swanage Medical Practice is safeguarded in line with policy CF of PLP1, a replacement facility could be provided as part of a wider redevelopment at Swanage town centre (in accordance with Policy TCR: Town Centre Redevelopment).
- 235.** The Swanage Local Plan Steering Group has also investigated the possibility of identifying the Ambulance Station as a facility to be safeguarded in accordance with policy CF. However, this would not be appropriate as it is not a publicly available facility. The Ambulance Station is located within the Swanage Settlement Boundary, and, should the site become vacant in the future, any redevelopment proposals would need to accord with the policies of PLP1 (and any subsequent revisions to PLP1) and the Swanage Local Plan.
- 236.** In addition to the safeguarding of existing facilities and services, the Council will support proposals for new (and improvements to existing) community facilities and services where these meet the requirements of relevant policies in the Swanage Local Plan and the PLP1.
- 237.** It is worth noting that there is also a separate process which communities can use to identify assets of community value. The 'Community Right to Bid' allows an eligible community group to nominate an asset (building or land) to be included on the council's Asset of Community Value list. If the council agrees to place an asset on the list, the landowner will be required to inform the council of his intention to dispose of the asset. Furthermore, there would be a temporary hold on the sale (moratorium) of

¹⁷ It should be noted that where a community facility is replaced with new premises, the old premises might be considered for other uses.

¹⁸ Further details of the Community Right to Bid can be accessed at: <https://www.dorsetforyou.com/407046>

the asset for up to six months to enable a community interest group(s) to put a bid together and secure funding to make an offer. The Community Right to Bid does not confer a right of first refusal or guarantee the community group's offer will be accepted. The 'Community Right to Bid' is a separate process to the Swanage Local Plan, and further details are available on the Dorset for You website¹⁸.

Accessibility and transport

Minimising air pollution

238. The improvement of the local facilities and services provided at the town should help to reduce the need for people to travel. Swanage is currently one of the most self-contained towns in Dorset and the improvement of the service offer at the town will help to reduce the need for people to travel outside in order to meet their day-to-day requirements. This, together with the promotion of more sustainable methods of travel both within and around Swanage, should help to ensure that the future level of air pollution within the area does not increase.

Open space and green infrastructure

Swanage Green Infrastructure Strategy

- 239.** Green infrastructure comprises a network of multi-functional green space, both within the town and in the countryside, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Benefits of a high quality green infrastructure network include the provision of opportunities for outdoor exercise, supporting biodiversity, and supporting adaptation to climate change.
- 240.** A green infrastructure workshop was held in July 2014 which sought to identify the town's existing green infrastructure and potential for new green infrastructure improvements. The workshop suggested improving and extending existing green corridors, improving biodiversity by changing public (Town Council) planting schemes to include more native planting to encourage and support wildlife and to encourage private gardeners to develop wildlife style gardening.
- 241.** Ideas for new green infrastructure included additional footpaths, especially to link with existing paths, new and replacement allotments, planting of street trees, groups of trees/shrubs, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity. Planting improvement for the railway embankments and a green bridge were also suggested.
- 242.** Purbeck District Council has worked with local partners to prepare a draft Swanage Green Infrastructure Strategy, which includes accurate mapping and description of the current green infrastructure resource in Swanage, and includes proposals to improve identified areas of deficiency. The draft Green Infrastructure Strategy was published for comments alongside the publication of the Swanage Local Plan Pre-submission Document in autumn 2015, and it is intended that the Green Infrastructure Strategy will be adopted as a Supplementary Planning Document following adoption of the Swanage Local Plan.

Policy SGI: Swanage Green Infrastructure

All development proposals in Swanage should take account of the Swanage Green Infrastructure Strategy, once this is completed.

Applications for major development ¹⁹ should be accompanied by a statement setting out how the proposals:

- will avoid damage or loss to the existing green infrastructure network (as defined in the Swanage Green Infrastructure Strategy) unless such damage or loss is outweighed by other benefits of the development; and
- will maximise any opportunities to improve and enhance the green infrastructure network, in line with the Swanage Green Infrastructure Strategy.

Safeguarding existing open space, sport and recreation areas

243. Policy GI (Green Infrastructure) of PLP1 seeks to protect existing open space, sport and recreation areas. The policy indicates that any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and/or suitable replacement facilities are provided.

244. The PLP1 proposals map only identifies one area of safeguarded existing open space in Swanage, at Northbrook Copse. However, this open space is not formally designated in the PLP1 Proposals Maps (non-statutory boundary). The Swanage Local Plan therefore formally identifies this open space to be safeguarded in line with policy GI of PLP1.

245. In addition to Northbrook Copse, a number of other important open spaces have been identified in the town, as part of the process of preparing the Swanage Local Plan. Significant areas of open space are listed in policy OSR below, but this list is not exhaustive. Purbeck District Council will be undertaking an update to the Open Space Audit (2006), which will identify surpluses and deficiencies in open space, sport and recreation provision across the district. The outcomes of this Audit will inform the Local Plan Review of PLP1.

246. The Town Council is currently exploring the possibility of land stabilisation work along the sea front, adjacent to Shore Road, and Dorset County Council is also investigating the possibility of undertaking traffic management work in this area. These projects could lead to the loss of a small amount of the open space on the seafront.

247. The Town Council is also exploring the possibility of providing additional affordable housing on the Prospect Allotments site. In the event that this site is not developed for affordable housing, the allotments will continue to be safeguarded as open space in line with policy GI of PLP1.

¹⁹ Please see the Glossary for a definition of 'major development' in this context.

POLICY OSR: OPEN SPACE AND RECREATION

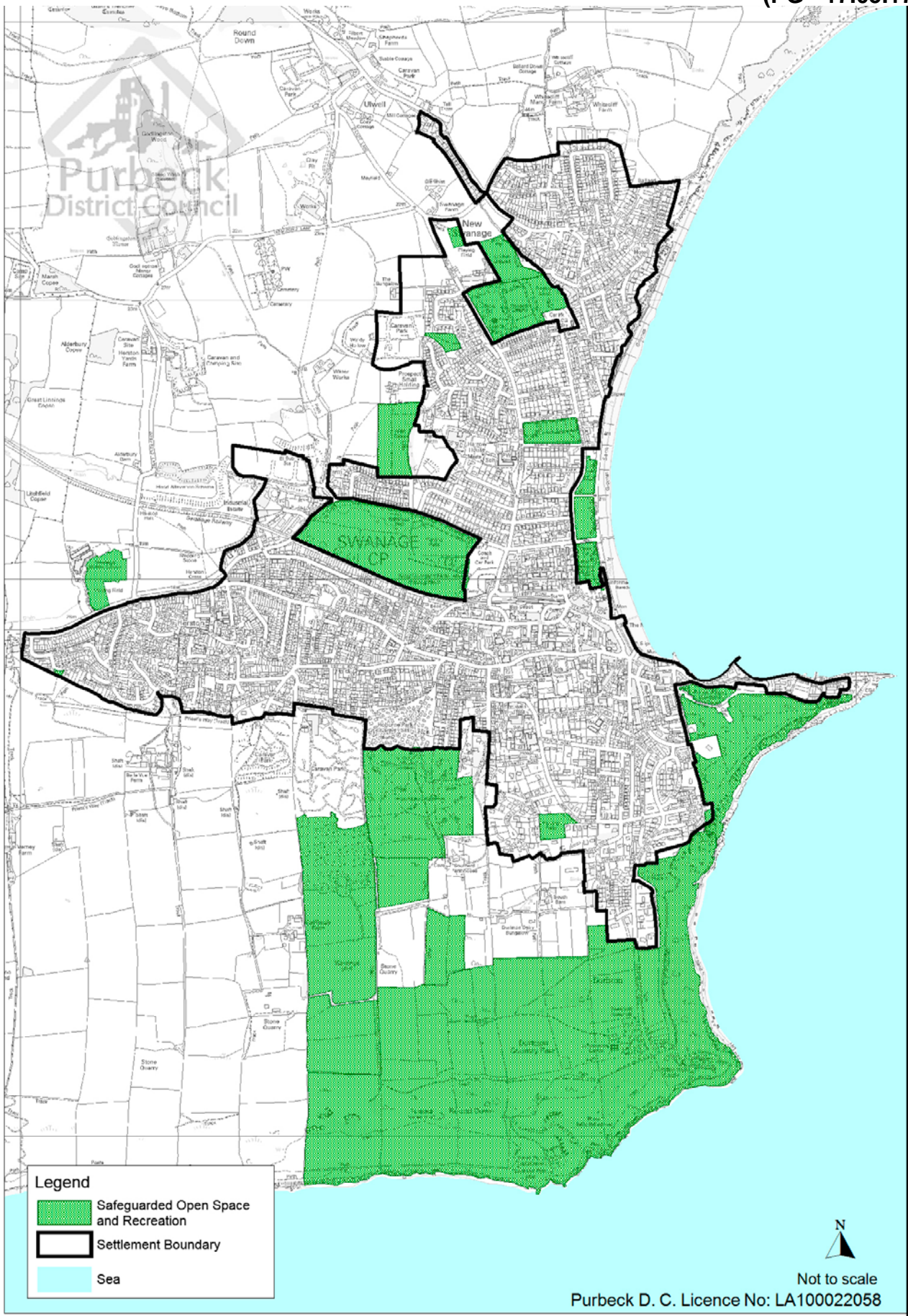
The following existing open space, sport and recreation areas will be safeguarded in line with policy GI (Green Infrastructure, Recreation and Sports Facilities) of PLP1:

- Days Park and Journey's End
- Swanage Cricket Club
- Beach Gardens
- Open space on the seafront, including recreation ground, sandpit field and weather station field
- Prospect Allotments
- Prince Albert Gardens
- King George V Playing Field and Forres Field
- Northbrook Copse
- Peveril Down
- Durlston Country Park
- Townsend Nature Reserve
- Playing field off Bon Accord Road
- Swanage School playing field
- St Mary's School playing field
- Playing field off Sydneham Road

The safeguarded areas are shown on Map 16.

Ancillary development, such as provision of sports facilities or changing rooms, will be permitted where this would help enhance the site's value as an open space.

A small loss of open space on the seafront will be supported where this is necessary to facilitate land stabilisation works and/or traffic management improvements. Such schemes should be accompanied by appropriate soft landscaping.



Map 16: Safeguarded open spaces

Provision of new allotments

248. As explained above, Swanage Town Council is exploring the possibility of providing affordable housing on the Prospect Allotments site. Any proposals for development on this site would necessitate provision of replacement allotments, and these replacement allotments may need to be located outside the Swanage Settlement Boundary. The Town Council is also separately exploring the possibility of providing additional allotments on the edge of the town. Policy SA (Swanage Allotments) therefore supports provision of allotments outside the settlement boundary, providing that they do not harm the AONB.

POLICY SA: SWANAGE ALLOTMENTS

Proposals for the provision of allotments outside the Swanage Settlement Boundary will be supported providing it can be demonstrated that the proposals will not harm the Area of Outstanding Natural Beauty (AONB).

Any proposals will also need to meet all relevant policy requirements as set out in the PLP1.

Recreational pressures on Poole Harbour

249. There is a need to manage the impact of recreational pressure on the sensitive environmental areas around Swanage including the Poole Harbour internationally designated sites. The Council will continue to work with neighbouring local authorities, statutory bodies and landowners to manage the shoreline access to Poole Harbour and to implement the Poole Harbour Aquatic Management Plan to manage water based activities.
250. In addition to the Poole Harbour designated sites, Natural England has recently identified a potential Special Protection Area (SPA) along the Solent and Dorset Coast. The Council will work with the relevant statutory bodies to address any planning implications arising from this designation.

Other plans and projects

251. This section identifies complementary plans and projects which will be carried forward alongside the Swanage Local Plan, and which will help to address the key issues and challenges identified through the plan preparation process. These plans and projects will be undertaken by a range of partner organisations, with details provided in each case below.

A new multi-function centre

252. Swanage residents have a long standing aspiration for indoor/wet weather facilities that would be used by residents and visitors alike. Research into the potential for a Multi-function Centre was originally undertaken in 2004 and a feasibility report was produced for a new multi function centre with sports facilities and other provision such as conference, meeting and workspace. At that time, funding was becoming increasingly difficult to secure and there was no delivery vehicle to take the project forward.

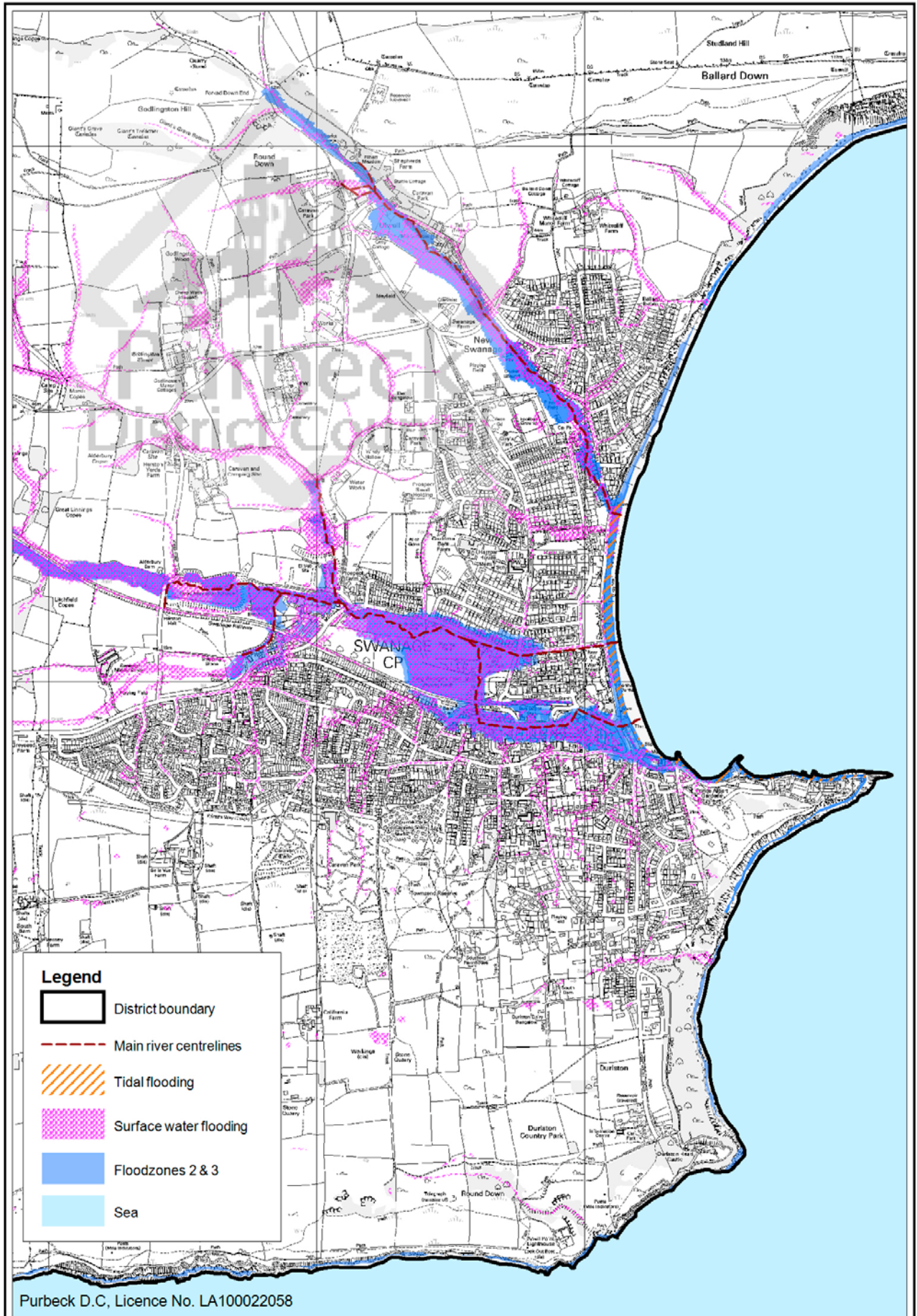
253. The Swanage Local Plan Steering Group agreed to explore the idea further and a community workshop was held in November 2014. Local sports and leisure groups and providers came together to identify their requirements and to decide whether there was a need for such a centre.
254. A site has not yet been identified, but the Swanage and Purbeck Development Trust will now explore this and have set up a working group to take forward the project.

A new heritage centre/museum

255. Swanage has a remarkably rich geological, natural and industrial heritage, much of which is archived in Swanage Museum. The exploitation of stone and clay, as well as agricultural and marine resources, has modelled the landscape and thrown up a host of artefacts and records.
256. A group of Swanage residents are keen to develop a museum/heritage/visitor centre within the town that would focus upon local heritage and reflect the role of Swanage as a gateway to the Jurassic Coast.
257. The centre would provide an important educational resource, as well as a Tourist Information Centre and a sub-regional hub for visitor activities. Options for the centre are still being explored, and this will be a community led project, to be taken forward separately to the Swanage Local Plan.

Flooding, coastal management and sea defence

258. The impact of flooding will be managed by locating new development in accordance with the Purbeck Strategic Flood Risk Assessment, as set out in PLP1 Policy FR (Flood Risk).
259. A workshop on Flood Risk and Coastal Change held in June 2014 included discussion about the need to protect the town, and particularly the town's economic heart in the town centre, from the risk of flooding. The Shoreline Management Plan has a policy of Hold the Line for the next 100 years. The Swanage and Purbeck Development Trust and Swanage Coastal Change Forum will explore the feasibility of a sea defence.



Map 17: Swanage flood risk

Coastal change management areas

- 260.** The Poole & Christchurch Bays Shoreline Management Plan shows the policies for coastal defence. Purbeck District Council will be working with the Environment Agency and other key partners to consider coastal erosion issues in Swanage. This work will be undertaken through the Local Plan Review of PLP1. The Local Plan Review will consider the identification of 'coastal change management areas' which are areas that are likely to be affected by coastal change, such as physical change to the coastline through erosion, coastal landslip, permanent inundation or coastal accretion.
- 261.** As part of this work, the Council will consider whether it is appropriate to identify a coastal change management area around Swanage, and the appropriate policy approach to any such areas identified in the district.

Transport and accessibility

- 262.** Proposals for development in Swanage will need to meet the requirements of policy IAT (Improving accessibility and transport) of PLP1. This policy indicates that development should maximise the use of alternative and sustainable forms of travel, and requires a detailed transport assessment and a travel plan where a development is likely to result in significant transport implications.
- 263.** Dorset County Council has started work to explore options for improving the walking and cycling network in and around Swanage, and to investigate the possibility of traffic management measures in the town centre and along the seafront at Shore Road. The overall aims of this work are to encourage the use of more sustainable transport modes, such as walking and cycling, and to reduce reliance on the car. Any projects to improve footpaths and cycle ways could also contribute to the green infrastructure network in and around the town.
- 264.** Further feasibility testing is required before any of these options can be taken forward, and Dorset County Council intends to undertake public consultation on any planned improvements, once this feasibility testing is completed. The County Council will also be investigating possible funding streams for the projects, once priorities have been identified.
- 265.** The Swanage Railway Trust is currently developing services to connect to the main line network at Wareham. The Council is supportive of the provision of additional railway infrastructure in connection with the Swanage Railway, and any applications will be considered in light of relevant policies in the PLP1.
- 266.** The Town Council is currently exploring the possibility of land stabilisation work along the sea front, and this could have implications for any planned improvements to Shore Road. Dorset County Council and the Town Council will continue to work closely together in planning improvements in this area.

²⁰ The Poole & Christchurch Bays Shoreline Management Plan <http://www.twobays.net/smp2.htm>

Conservation area review and local listing

- 267.** An Historic Environment and Townscape Character workshop was held in June 2014. This identified important aspects of the historic environment including both designated and undesignated assets; townscape character issues affecting the townscape character in other parts of the town; and potential measures to address them. The notes of the Historic Environment and Townscape Character workshop are available online at <https://www.dorsetforyou.com/swanage-local-plan>
- 268.** Some of the key concerns identified in the workshop were the lack of understanding of the value of the historic environment, the existing controls and the ability to enforce. This is specifically relevant to the Swanage Conservation Area which is currently included on the Heritage at Risk Register ²¹ prepared by Historic England.
- 269.** The principal risk factors that are drawn out of the Historic England survey can be identified as including:
- Ongoing loss of historic townscape features.
 - Unauthorised insensitive alterations of buildings.
 - Poor condition of the public realm – surfaces, street furniture, signage and advertisements.
 - Unsympathetic recent development.
 - Threat of potentially unsympathetic new development.
 - Poor condition of a number of heritage assets and other buildings within the conservation area.
 - High probability of further negative change particularly if no action is taken.
- 270.** The workshop proposed the following possible ways to try to address the concerns:
- review of the existing conservation area;
 - consider new conservation area/s; and
 - setting up a local list.
- 271.** A review of the Swanage Conservation Area by Purbeck District Council is planned in the near future. Setting up and monitoring a local list would require involvement of community volunteers.
- 272.** The Council is currently exploring the possibility of producing a conservation area management plan. The management plan would be prepared in partnership with the local community, and would set out measures for the management and enhancement of the conservation area. This could help in addressing the issues which have led to the identification of the conservation area as being 'at risk'. This work is being taken forward separately to the Swanage Local Plan.

²¹ *Heritage At Risk Register weblink*

<http://risk.english-heritage.org.uk/register.aspx?id=3272&rt=6&pn=1&st=a&ctype=all&crit=swanage>

Godlingston Cemetery

273. The Town Council intends to provide an extension to Godlingston Cemetery and has reserved an adjacent area on the north-western edge of the cemetery for this purpose. The extension to the cemetery will be brought forward when there is no longer sufficient capacity at the existing cemetery site. Any extension to the cemetery will require an appropriate environmental assessment and agreement by the Environment Agency in advance.

Dorset health and care review

274. **The Purbeck Healthcare Fit for the Future Project**²² (or the 'Purbeck Project') led by NHS Dorset Clinical Commissioning Group was re-launched in January 2013. Its purpose is to develop a model of care for services in Purbeck that will be sustainable in the future.

275. Phase 1 of the Purbeck Project, establishing the Model of Care has recently been announced and a report **Making Purbeck Healthcare fit for the future**²³ has been published.

276. As this project is ongoing the Swanage Local Plan has not been able to consider health and care provision in this plan until the outcomes of the review are published.

Dorset Adult Social Care Review

277. Dorset County Council Adult and Community Services Directorate is currently redesigning the way it delivers Adult Social Care Services. The **Pathways to Independence**²⁴ programme will ensure that Dorset County Council is compliant with the forthcoming Care Bill and other national legislation.

278. Areas covered by the review will include:

- Community teams and social care support
- Development of the social care market
- Future of provider services
- Safeguarding
- Integration with the NHS
- Joint Commissioning

279. The outcomes of the review will not be concluded in time to be included in this plan.

²² *The Purbeck Healthcare Fit for the Future*
http://www.dorsetccg.nhs.uk/aboutus/Making_Purbeck_Healthcare_Fit_for_The_Future_September_2014.htm

²³ *Making Purbeck Healthcare Fit for the Future, The Final Report* <http://www.dorsetccg.nhs.uk/Downloads/aboutus/Purbeck%20Project/FINAL%20Project%20Report%2028%20oct%2014%20FOR%20UPLOAD.pdf>

²⁴ *Dorset County Council, Pathways to Independence, Adult services and social care review weblink*
<https://www.dorsetforyou.com/pathways-to-independence>

Implementation and monitoring

- 280.** Government guidance in the NPPF sets out that plans can be reviewed in whole or in part to respond flexibly to changing circumstances. Monitoring the implementation of the Swanage Local Plan will be crucial to ensure the delivery of the vision and objectives for Swanage.
- 281.** The effectiveness of the Swanage Local Plan policies will be monitored through specific indicators and the results of this monitoring will be published in the Council's suite of monitoring reports. If a policy is not achieving its desired outcomes, the policy can be reviewed through a subsequent plan.
- 282.** Each of the spatial objectives of the Swanage Local Plan will be monitored throughout the plan period using the monitoring framework set out in Appendix 3.

Appendices

- Appendix 1: Key diagram
- Appendix 2: Swanage Settlement Boundary
- Appendix 3: Monitoring Framework
- Appendix 4: Changes to adopted policies map
- Appendix 5: Glossary and abbreviations