

Dorset Council

18 July 2024

Adoption of Purbeck Local Plan 2018-2034

For Decision

Cabinet Member and Portfolio:

Cllr. S Bartlett, Planning and Emergency Planning

Local Councillor(s):

All Cllrs

Executive Director:

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Report Status: Public

Brief Summary:

Purbeck Local Plan (2018-2034) [PLP 2018] will provide the framework for planning decisions in the Purbeck area. The plan was submitted 28 January 2019 to the Secretary of State via the Planning Inspectorate for examination shortly before Dorset Council was established. Submission of the plan for examination was supported by the shadow Dorset Council. Progress towards adoption has been lengthy. The Inspectors for the plan have found the plan legally compliant and sound. It is therefore now capable of being adopted as part of the development plan for the Purbeck area.

The plan will provide the framework for making decisions on planning applications in the Purbeck area until the emerging Dorset Local Plan is adopted. It contains a vision for the Purbeck area, establishes policies for managing development in the area and allocates sites to meet the housing needs and other economic, social and environmental priorities.

Recommendation:

Council adopts the Purbeck Local Plan (2018-2034) as part of the development plan for the Purbeck area.

Reason for Recommendation:

PLP 2018 contributes to at least 3 of the council's strategic priorities. Primarily the Plan seeks to deliver sustainable development and housing through housing allocations and other policies to manage any impact associated with the delivery of development. The Plan contributes to driving economic prosperity through the safeguarding of key employment sites and enabling growth. It includes a number of policies for protecting our natural environment, climate and ecology, such as those related to the protecting valuable habitats and species through applying the principles of avoiding harm, mitigating for unavoidable harm and, as a last resort, compensating for their loss. It also includes policies that encourage appropriate renewable energy and measures to avoid areas of high flood risk and measures to reduce the risk of flooding. The plan aims to meet a range of housing needs and providing additional open space through mitigation projects to avoid impacts on protected habitats and species and contribute to creating stronger and healthier communities.

An adopted PLP 2018 will release land for planned housing development and help meet Purbeck's and therefore Dorset's identified housing need. Without the land being released for development Purbeck, and more widely Dorset, is likely to fail to meet its housing delivery targets and continue to be open to the presumption of sustainable development, where the location of development will become developer led and not local plan led.

1. Report

- 1.1 The Purbeck Local Plan sets out the Council's planning framework and identifies how the area will grow and develop to meet the areas future needs for homes, employment space and associated infrastructure.
- 1.2 The plan sets out the approach to development and detailed policies for the area up to 2034 and consists of a written statement (the document) and a [policies map](#). It is based on [evidence and the results of consultations](#) undertaken in 2015, 2016 and 2018 prior to the Council submitting the plan for examination. Additional evidence was submitted during the examination and consultations were undertaken on [modifications](#) to policies in 2020-21, 2021-22 and 2023.

- 1.3 Since the main modifications consultation, additional work has been required to address issues related to the Conservation of Habitats and Species Regulations (Habitats Regulations).

The vision

- 1.4 The Purbeck Local Plan aims to protect the distinctive environment whilst improving the life of the local community. Housing will be spread across the plan area with the majority in the less constrained areas to the west of the area. The majority of new development – housing, employment, shops, services and community facilities will be delivered in accordance with the settlement hierarchy (mainly towns and key service villages), where growth will be appropriate for the size, character and range of facilities at settlements. Limited developments that are sympathetic to their surroundings will also be supported elsewhere across the plan area.

Environment

- 1.5 The policies in the plan protect Purbeck's distinctive and highly designated environment. The plan sets out policies for protecting and enhancing the natural, built and historic environment, as well as improving resilience to climate change and mitigating flood risk.

Housing

- 1.6 The plan sets out the housing need for the area. There is a need to build 186 new homes per year, totalling 2,976 across the plan period (2018-2034). Larger sites are allocated in the plan at Upton, Lytchett Matravers, Wool and Moreton Station/Redbridge which will provide 1,200 dwellings and 130 extra care units in total. The remaining dwellings will be provided through neighbourhood plans, a small sites policy and windfall.
- 1.7 In addition to providing dwellings for older people, the plan establishes a need to provide accessible and adaptable homes through major planning applications.
- 1.8 Delivery of affordable homes will be through a 20% financial contribution from minor sites (2-9 homes). For major sites (10 or more homes) a target of 40% of the homes to be delivered as affordable homes on-site for greenfield applications and 30% on-site for brownfield applications. Affordable housing delivery is subject to site viability considerations.

- 1.9 The plan restricts the use of new homes as a principal residence or holiday let for business purposes only in an attempt to reduce the number of homes being bought as second homes.

Local economy

- 1.10 The focus for economic development is on increasing the number and range of knowledge economy jobs, building on the area's strengths in advanced engineering and manufacturing employment, to support increased wage levels and help address housing affordability in the area.
- 1.11 Policies safeguard existing employment sites and identify 46.1 hectares of available employment land including the strategic sites at Dorset Innovation Park and Holton Heath.
- 1.12 Town centre vibrancy will be protected through focussing new town centre uses in town and local centres following the settlement hierarchy. They will be protected through requiring robust evidence to support any proposed change of use away from town centre uses and/or out-of-town centre development.
- 1.13 New convenience retail is allocated as part of allocations H4 (Moreton Station/Redbridge) and H5 (Wool).
- 1.14 The plan supports tourist development of a scale, type and appearance appropriate to the locality, that provides local economic benefits and follows the settlement hierarchy. It permits specific uses outside settlement boundaries and allows change of use if supported by robust evidence that the use is no longer viable, will not impact on protected habitats and/or is of limited scale.

Community Facilities/Infrastructure

- 1.15 The plan identifies how development will provide and/or support community facilities including whether it be directly as part of the development or through financial contributions where the council or other organisation will deliver new/improved facilities/services, e.g, by provision of new green space or recreational facilities, contributions to extended GP services or school provision.

Local Plan Policies Maps

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

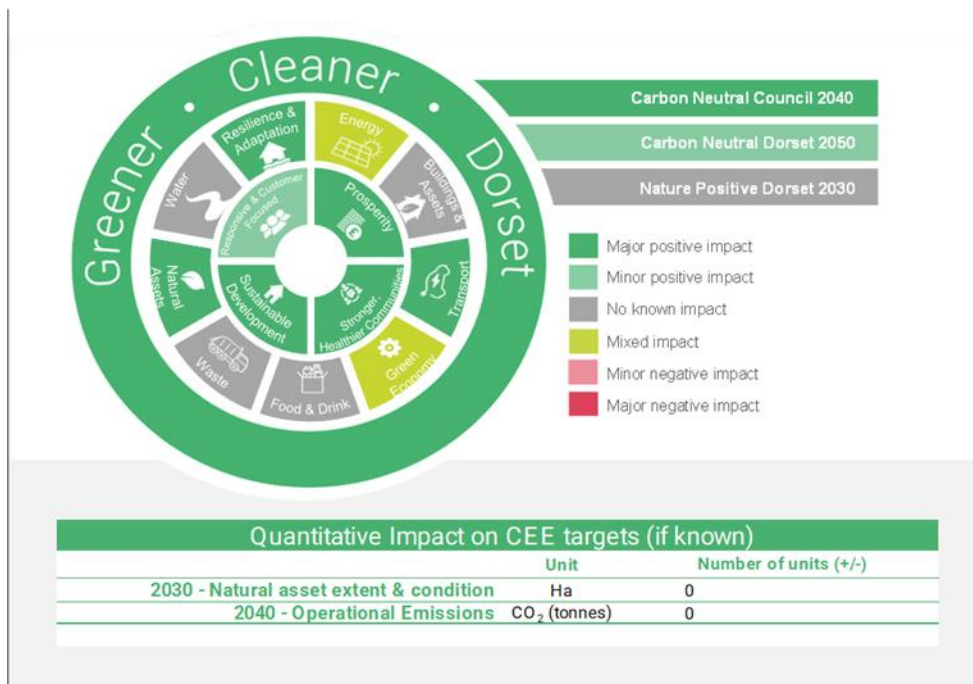
2. Financial Implications

2.1 New housing and employment sites will bring in additional revenue through council tax but also provide funds through planning obligations including Community Infrastructure Levy and/or Section 106 Agreements.

2.2 New housing will support the new homes bonus. The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

3. Natural Environment, Climate & Ecology Implications

3.1 Full results of the climate wheel are attached at Appendix 3.



- 3.2 The Local Plan was submitted to the Planning Inspectorate prior to local government review in 2019 but supports the corporate plan aims around prosperity, stronger healthier communities and sustainable development and housing.
- 3.3 No changes are proposed as most of the recommendations do not fall with the role of the local plan. The detailed recommendations for energy fall within the purview of Building Regulations which are constantly reviewed and updated. The policies within the plan encourage improved design and renewable energy without being specific. The local plan promotes sustainable patterns of development across the Purbeck area and provides significant protection for protected habitats and species.
- 3.4 The wheel indicates major positive impacts on transport, natural assets and ecology and resilience and adaptation.
- 3.5 The development strategies, policies and site allocations of the plan have been assessed against the following economic, social and environmental objectives in the Sustainability Appraisal as they have developed through the plan making process:
- (i) Meet as much of Purbeck's housing need as possible;
 - (ii) Promote services and facilities where need is identified;
 - (iii) Harness the economic potential of tourism and widen employment opportunities;
 - (iv) Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport;
 - (v) Reduce vulnerability to flooding and coastal change and adapt to climatic changes;
 - (vi) Protect and enhance habitats and species and local geodiversity;
 - (vii) Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets; and
 - (viii) Minimise all forms of pollution and consumption of natural resources.
- 3.6 The potential impact of each strategy, draft policy and site allocation on the agreed objectives listed above is assessed at each stage of

development of the plan and policies and, if appropriate, changes made or mitigation identified.

3.7 Where appropriate mitigation is identified this has informed the strategies, final policies and site allocation details. All versions of the SA are available on the website: **Purbeck Local Plan Submission** and Dorset Council, Purbeck Local Plan - **modifications** - Dorset Council.

3.8 As well as the Sustainability Appraisal, Habitats Regulation Assessment is carried out at all stages of the development of the local plan. Likely significant effects are assessed for impact on protected habitat sites (comprising Special Area of Conservation, Special Protection Area & Ramsar) including :

- Increased recreational pressure and other urban effects,
- Water abstraction,
- Water quality,
- Fragmentation, and
- Air quality.

3.9 At Pre-submission the **HRA** concluded that ‘the Purbeck Local Plan is in conformity with the Habitats Regulations, and at a plan level a conclusion of no adverse effects on European site integrity can be drawn’. The HRA has been updated at additional stages through the examination, e.g. post hearing and the various sets of modifications. The most [recent HRA](#) addendum states:

‘The Purbeck Local Plan comprising proposed Main Modifications and further proposed Main Modifications was subjected to an appropriate assessment and integrity test according to the statutory provisions laid out in the Habitats Regulations 2017 as amended. That HRA concluded that, at a plan level, a conclusion of no adverse effects, alone or in-combination, on European site integrity could be drawn.

This addendum updates the previous findings in light of the proposed SMM and a conclusion of no adverse effects, alone or in-combination, on the integrity of any European sites can be drawn.’

4. **Well-being and Health Implications**

- 4.1 A [Health Impact Assessment](#) of the policies in the plan was published at the time of submission for examination.

Each policy option was subject to assessment in relation to health issues informed by the Dorset Health and Wellbeing Strategy and wider principles for planning for healthy living environments, including:

Strong, vibrant and healthy communities;

Opportunities for physical activity as part of daily life;

Places to support community engagement;

Social and cultural well-being;

Reducing health inequalities; and

Promoting healthy lifestyles.

- 4.2 Most proposed policies are compatible. The main equality issue is the impact of policies on rural isolation. However, the spatial strategy does not focus growth in the rural areas and therefore does not make this situation worse. Looking at health impacts there is a known conflict between recreation and biodiversity. However, there should be sufficient opportunity to increase access to physical activity without a detrimental impact upon designated areas, e.g. through the provision of Suitable Alternative Natural Greenspace.
- 4.3 It is also important to note that neighbourhood plans and the Swanage Local Plan address issues at the more local level.
- 4.4 At the time of submission of the plan for examination it was planned to consider the accommodation needs of the gypsy, traveller and travelling showpeople community through a jointly produced development plan document. Provision of accommodation has therefore not been considered as part of the Purbeck Local Plan. The joint development plan document has now been superseded by work on the developing Dorset Council Local Plan.

5. **Other Implications**

There are no further implications.

6. Risk Assessment

- 6.1 The current adopted local plan for the Purbeck area, Purbeck Local Plan Part 1 (PLP1) is significantly out-of-date, with most of the dwellings on allocated housing sites having been built. The council is not currently able to identify a 5-year housing land supply in this part of Dorset and housing delivery also falls below government targets. This means that Purbeck area is currently open to developer-led planning applications which are not consistent with PLP1 development strategy through the presumption in favour of sustainable development. Adoption will address this issue.
- 6.2 A lack of supply, means that delivery can't keep pace with housing targets and is likely to result in speculative applications from developers. Adopting the plan will increase the supply of housing and reduce the risk of speculative applications.
- 6.3 **HAVING CONSIDERED:** the risk associated with this decision; the level of risk has been identified as:

Current Risk: High

Residual Risk: Med-Low

7. Equalities Impact Assessment

- 7.1 The policies in the draft PLP were [assessed](#) prior to submitting the plan for examination. The assessment concluded that:

'The Plan seeks to promote accessibility and connectivity to housing, employment, education and leisure facilities throughout the District. Specialist groups are supported through policy requirements, ensuring that an appropriate mix of housing and accommodation types is provided to meet the needs of all residents. This includes support for proposals for housing specifically designed to meet the identified needs of older people, specialist accommodation and self-build/custom build housing.

The Plan demonstrates the Council's ongoing commitment to equality, promoting cohesive communities in the area through area specific policy. Chapters 5 and 6 of the Plan and the spatial strategy highlight the support for diverse interconnected communities, identifying socio-economic objectives at the strategic and local level. This will maximise infrastructure delivery and employment opportunities in areas of lower economic status,

contributing towards addressing pockets of deprivation. Taking this into consideration, it is appropriate to conclude that the Submission Plan would have significant positive long-term effects.

The aspirations set out within the Purbeck Local Plan's vision, objectives and Policy V1 (Spatial strategy for sustainable communities) will also contribute towards reducing health inequalities in the District.'

- 7.2 Further assessments were carried out on the consultation process to accompany [main modifications](#) and [supplementary main modifications](#) consultations.
- 7.3 The council has followed the consultation process around local plans as set out in legislation. Whilst the council has moved its focus to electronic consultation methods which may benefit the majority of consultees, the planning policy team has acknowledged that it may not suit everyone and have continued to place paper copies in libraries and the main office and provided paper response forms as an alternative to engaging with Citizen Space. It has also provided one on one advice from officers by telephone to those who need additional guidance or assistance.
- 7.4 The [EqIA](#) assessment was revisited as part of the final adoption process.

8. **Appendices**

- 1 [Purbeck Local Plan 2018-2034](#)
- 2 [Purbeck policies map](#)
- 3 Climate Wheel Recommendations

9. **Background Papers**

Links to

[Submission documents online](#)

[Examination page online](#)

[Modifications documents](#)

10. **Report Sign Off**

- 10.1 This report has been through the internal report clearance process and has been signed off by the Director for Legal and Democratic (Monitoring Officer), the Executive Director for Corporate Development (Section 151 Officer) and the cabinet member for Planning and Emergency Planning.

Appendix 3 - Climate Wheel

TABLE OF RECOMMENDATIONS	
Recommendations	Responses - will this be incorporated into your proposal? How? And if not, why not?
Energy	
Provide advice and/or signpost business to sources of information on how they can become more resource efficient	No changes proposed to the plan. It is not the role of a local plan to provide advice or signpost businesses. The council publishes a sustainability statement and checklist for planning application and interim guidance on planning for climate change.
consider opportunities to generate renewable energy on the land	No changes proposed to the plan. The land allocated or safeguarded in the plan is for specific purposes - either for residential or employment development or as Suitable Alternative Natural Greenspace (SANG). SANG is not appropriate for renewable energy schemes. Policy E3 encourages the use and supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed.
Buildings & Assets	
No recommendations found for this category	
Transport	
No recommendations found for this category	
Green Economy	
No recommendations found for this category	
Food & Drink	
No recommendations found for this category	
Waste	
No recommendations found for this category	
Natural Assets & Ecology	
No recommendations found for this category	
Water	
No recommendations found for this category	
Resilience & Adaptation	
No recommendations found for this category	