

About Purbeck

SPECIAL EDITION

NEW HOMES FOR PURBECK *have your say*



Please respond by
Monday 12 March 2018





New homes for Purbeck

Purbeck District Council wants to hear from local residents about the best places to build new homes. We are sending a questionnaire to every household and business in the district, and in some nearby areas. This special edition of About Purbeck gives some information to help you to fill in the questionnaire. You can also find more detailed information about a wide range of issues on our website at

www.dorsetforyou.gov.uk/Purbeck-local-plan-review

Purbeck is a very special place. We need to build homes but we need to build them in the right place. Our environment is very special and we need to make sure we protect it. This means that in Purbeck, the areas where we can build new homes are limited. Much of the district is covered by a range of designations including Area of Outstanding Natural Beauty (AONB), Green Belt and protected habitats such as heathlands. The least restricted areas are in the west of the district, and that is why all the options we are consulting on include some development there.

We want to make sure the new homes are located in the most appropriate locations, taking account of local roads, shops and services, and the local environment.

Why are we consulting?

- The Council is planning to meet the housing needs of current and future generations, so we are consulting on plans for future homes in Purbeck.
- Following what residents told the Council during consultations in 2015 and 2016, we are reviewing the number of new homes and where these could go. We are also looking at how we can restrict the number of second homes and provide more affordable homes.
- We have received new guidance from the Government, which estimates fewer homes are required to be built compared with the numbers specified in previous consultations.
- This new information is helping us to update the Purbeck Local Plan.
- The Council is proposing that 1,700 new homes are built in Purbeck by 2033. This is in addition to just under 1,200 already planned or expected to be built.

Why do we need new homes?

- To help deal with the local gap between average income and average house prices by providing affordable homes for local people
- To help young people who want to stay in the area
- To provide homes for people who look after us as we get older
- To help people facing homelessness or who live in overcrowded homes
- To support our local economy

About the local plan

Purbeck District Council's original local plan was agreed in 2012.

The Council uses the local plan to decide planning applications. It sets out where larger housing development and commercial and shopping development can go whilst protecting our special environment.

The current local plan specifies that 120 new homes per year is our planned target. This target is below the number of homes that we now think we need. This is why we are reviewing the local plan and seeking your views on it.

How can I take part in the consultation?

Read this special edition of About Purbeck



Fill in the questionnaire

Q 1.....
 Q 2.....
 Q 3.....
 Q 4.....
 etc.

Send to Public Perspectives in the Freepost envelope



Once you have read the information about the housing options and proposed new policies contained in this special edition of About Purbeck, please fill in the questionnaire.

Please send back your completed questionnaire in the attached freepost envelope by Monday 12 March 2018.

Public Perspectives, the organisation helping us with the consultation, will also conduct a statistically representative telephone survey of 1,000 households in Purbeck. This will take place during February and March. Households will be selected at random to take part. We encourage you to take part in the survey if contacted by Public Perspectives.

How can I get help?

If you would like further information or help to complete the questionnaire, please contact Public Perspectives on Freephone 0800 533 5386 or email purbeck@publicperspectives.co.uk

Come and talk to us

There will also be several drop-in sessions, held in different locations across Purbeck, for you to discuss the consultation with the Council. Please see the back page for places and times.

In addition to these events, we have arranged an **infrastructure drop-in event** which will take place from **2pm to 5pm on Thursday 1 March in the Council Chamber at Westport House, Wareham**. This event will be attended by representatives from infrastructure providers (organisations responsible for transport, public services and facilities) such as Dorset County Council and the NHS. It will be an opportunity for you to ask them any questions you may have about the implications of the housing options and proposed policies set out in this special edition of About Purbeck.



Where to build new homes?

This document outlines the proposed number and location of new homes to achieve approximately

1,700 homes by 2033.

You can read more about this at

www.dorsetforyou.gov.uk/Purbeck-local-plan-review

Several potential alternative options have been considered and excluded because they did not meet planning requirements. We want to hear your views about possible options to build the 1,700 new homes we need.

We would like your views on delivering around **300 homes in Wareham and Bere Regis** – to be planned by neighbourhood plan steering groups in these areas. We would also like your views on three options for delivering the remaining **1,400 homes (including options for homes at Wool; Redbridge Pit / Moreton Station; Lytchett Matravers; and Upton)** – see the three options on pages 8, 10 and 12.

This is in addition to just under 1,200 that are already planned or expected to be built by 2033 including:

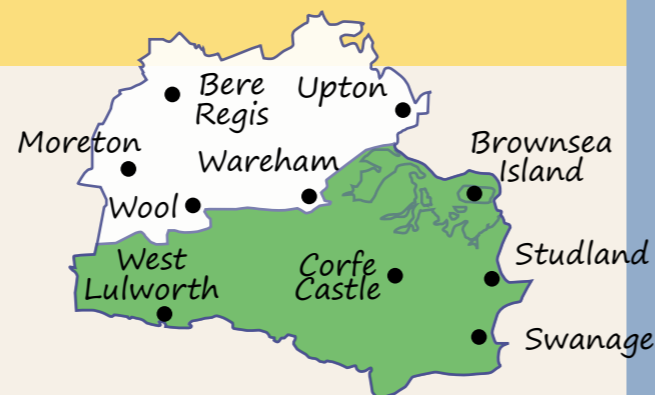
- 90 homes built between April 2016 and March 2017;
- 370 homes that have not yet been built but have been granted planning permission;
- 500 homes that we estimate could be built under current planning policies, including on land which has been previously developed;
- 150 homes at Swanage set out in the recently approved Swanage Local Plan; and
- 50 homes allocated in Lytchett Matravers in the current local plan.

New second homes policy

Purbeck is an attractive tourist destination and, as a result, some areas of the district have a lot of second homes. This means fewer homes are available for local people, and can lead to higher house prices, as well as communities with properties empty for much of the year. Many people raised concerns about second homes during our consultation in 2016.

The planning system does not allow us to do anything to control existing second homes but we are proposing introducing a policy applicable to certain parts of the district to stop new homes being bought as second homes. The policy would apply in the Area of Outstanding Natural Beauty (shown on the map in green) and to any open market homes provided at 'rural exception sites' across the whole district. Rural exception sites are housing developments in the open countryside (where new homes are not usually allowed) that contain a majority of affordable homes (please see definition on page 15). They can contain some market value homes (homes for private sale) to help fund the delivery of the affordable homes. We would like to know if you think preventing new-build homes in some parts of the district from being used as second homes is a good idea.

Please answer **QUESTION 1** in the questionnaire about second homes



Principles behind new homes

The Council has considered several principles in determining the number of homes required and identifying potential sites. These include housing need, affordable housing, employment, local heritage and history, the local environment and flooding. The Council has also considered existing transport links such as roads, buses and trains, and community facilities such as schools, doctors' surgeries and shops etc.

Many of these principles are already included in the existing local plan. Depending on the outcomes of this consultation, these principles will be included in the revised local plan. They will help determine the number and location of new homes, and developers will have to take note of them when making planning applications.

Please answer **QUESTION 2** in the questionnaire about the principles behind new homes

New small sites policy

All options include focusing the majority of development in two or more areas. Some options also include some development spread across the district. This means that there would be much smaller sites in addition to the bigger site proposals.

The Council is considering introducing a policy which would enable small housing sites to be developed outside existing town and village boundaries, where certain conditions are met. At present, homes are not generally permitted outside town and village boundaries unless there are exceptional circumstances, such as the provision of a significant number of affordable homes. The Council is considering relaxing this requirement to help ensure the continued vitality of towns and villages. If the new small sites policy is introduced, the Council is proposing to include the following criteria to ensure smaller housing developments are in keeping with the distinctive character of Purbeck:

- Housing developments will need to be near existing buildings in the nearest town or village.
- The numbers of new homes would need to be in keeping with the size of the nearest town or village (and should not exceed 30 homes).
- Housing should not harm the landscape or town or village character, or heritage designations.
- For villages within the Green Belt, only limited development that fills gaps between existing houses will be permitted.
- New homes built under the small sites policy would be restricted so that they could not become second homes. We will also encourage an appropriate mix of sizes of homes.

New small sites policy continued on next page...

...New small sites policy continued

The Council estimates that up to 250 homes including 30 at Sandford (see below) could be delivered at small sites, if this policy were to be introduced. Any sites put forward under this policy would have to go through the normal planning application process for approval.

This policy would apply at the following towns and villages:

- Towns: Swanage, Upton and Wareham
- Key service villages: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool
- Local service villages: Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh
- Other villages: Affpuddle, Bloxworth, Briantspuddle, Chaldon Herring, Church Knowle, Coombe Keynes, East Burton, East Knighton, East Lulworth, East Stoke, Harmans Cross, Holton Heath, Kimmeridge, Kingston, Lytchett Minster, Morden (East and West), Moreton, Moreton Station, Organford, Ridge, Studland and Worth Matravers

The policy would not apply in areas where there is an adopted Neighbourhood Plan which allocates land for housing.

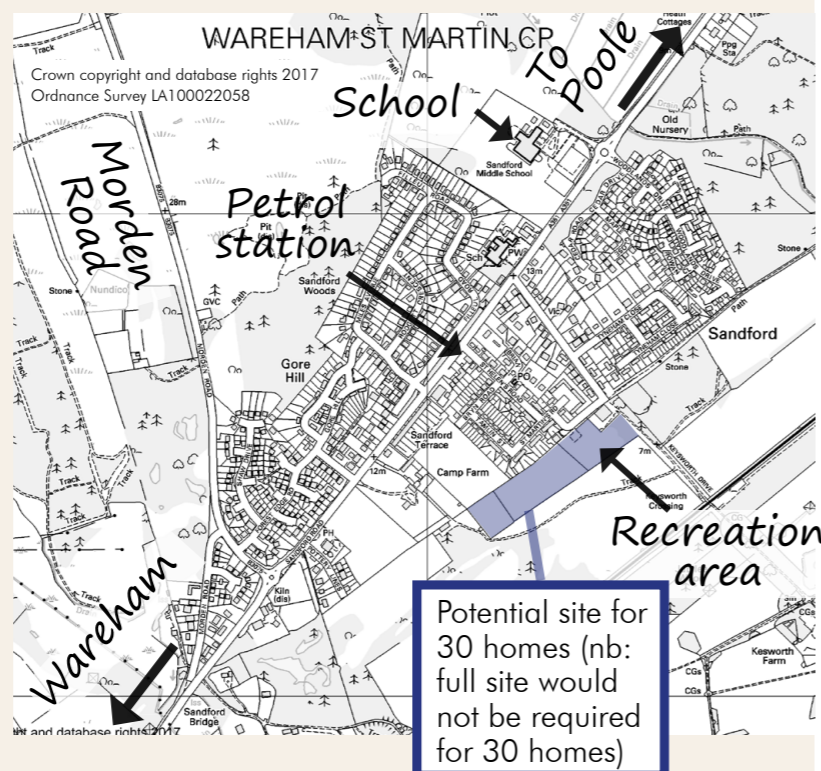
Please answer **QUESTION 3** in the questionnaire about the new small sites policy.

A community led approach

Potential small site allocation - Sandford

The Council is considering allocating a site for 30 homes at Sandford, on land that is currently within the Green Belt. This would require revising the Green Belt boundary. The 2016 Green Belt Review suggested that release of land in this location would cause harm to the Green Belt. However, this assessment related to a larger potential development site.

Wareham St Martin Parish Council asked us to consider the possibility of some development here in order to achieve the urgently needed social housing for local residents but many parish councillors are concerned that Green Belt has to be used and that the recreation area should be preserved. There is an outstanding issue in relation to impact on local heathlands that would need to be resolved.



Please answer **QUESTION 4** in the questionnaire about the Sandford site

Neighbourhood Plans

In Purbeck, four town and parish councils have either adopted or are working on neighbourhood plans. Lytchett Matravers Parish Council has completed its neighbourhood plan and this has been adopted by Purbeck District Council.

Arne, Bere Regis and Wareham are working on plans for their areas. Neighbourhood plans sit alongside the Council's local plan and are used to determine planning applications in a parish or town.

Two neighbourhood plans are proposing to allocate sites for new homes (approximately 300 homes between them). These are:

Bere Regis

The Bere Regis Neighbourhood Plan Steering Group is planning to consult in the near future on its draft neighbourhood plan. The plan is seeking to deliver 105 homes in addition to normal planning applications. The group will be consulting local people about the location of these homes.

Wareham

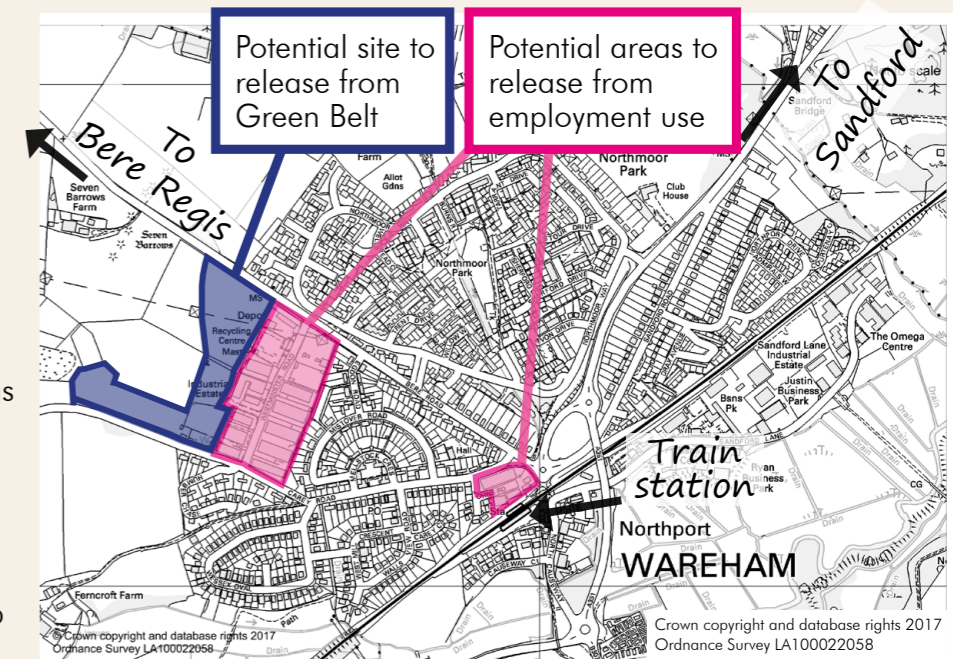
The Wareham Neighbourhood Plan Steering Group, in consultation with local residents, is working on a neighbourhood plan for the town of Wareham.

A lot of work has been completed and the steering group is exploring options to deliver 200 new homes in addition to normal planning applications. In line with emerging Government policy, the steering group is looking first at underused brownfield land (land containing buildings or other structures) and is considering regenerating the Westminster Road and Johns Road Industrial Estates to provide new homes.

In addition, the steering group is suggesting removing land from the Green Belt immediately to the west of the Westminster Road Industrial Estate (south of Bere Road and north of Carey Road). To facilitate this, Purbeck District Council would need to change its current policy that safeguards the Westminster Road and Johns Road industrial estates for employment uses and remove land from the Green Belt boundary in this area.

Local residents will be consulted about the Wareham Neighbourhood Plan in the near future.

Please answer **QUESTIONS 5-7** about the neighbourhood plans



Other site options for new homes

We have developed three options, with varying numbers and locations. These options are based on significant studies and information about the level of housing need, and suitable and available locations. They take into consideration the local environment, local heritage and history, and infrastructure such as roads, schools, doctors' surgeries, shops and services. They also consider green space, Green Belt and Areas of Outstanding Natural Beauty (AONB).

Based on current information, the Council believes all the options are realistic and deliverable. Each option presents different locations and the number of new homes at each location. All options total 1,400 proposed new homes by 2033. This would be in addition to nearly 1,200 already planned and the 300 homes we are expecting through neighbourhood plans. A significant proportion of these homes will be affordable homes (see back page).

Please note, the following options are not presented in order of preference. They are intended to show the broad choices that the Council needs to make in terms of where homes could be provided. It is possible that the selection for the final draft plan will involve elements of more than one of the options presented here.

Option A

This option would seek to spread development as much as possible by releasing some areas of the Green Belt for homes as well as providing homes in the less constrained west of the district. It would also include the use of smaller sites spread across the district. These smaller sites would be subject to the criteria outlined in the small sites policy earlier in this document on page 5.

- 470 homes at Wool
- 440 homes at Redbridge Pit / Moreton Station
- 90 homes at Upton
- 150 homes at Lytchett Matravers
- 250 homes on smaller sites across the district (typically up to 30 homes - exact locations to be determined but including 30 at Sandford).

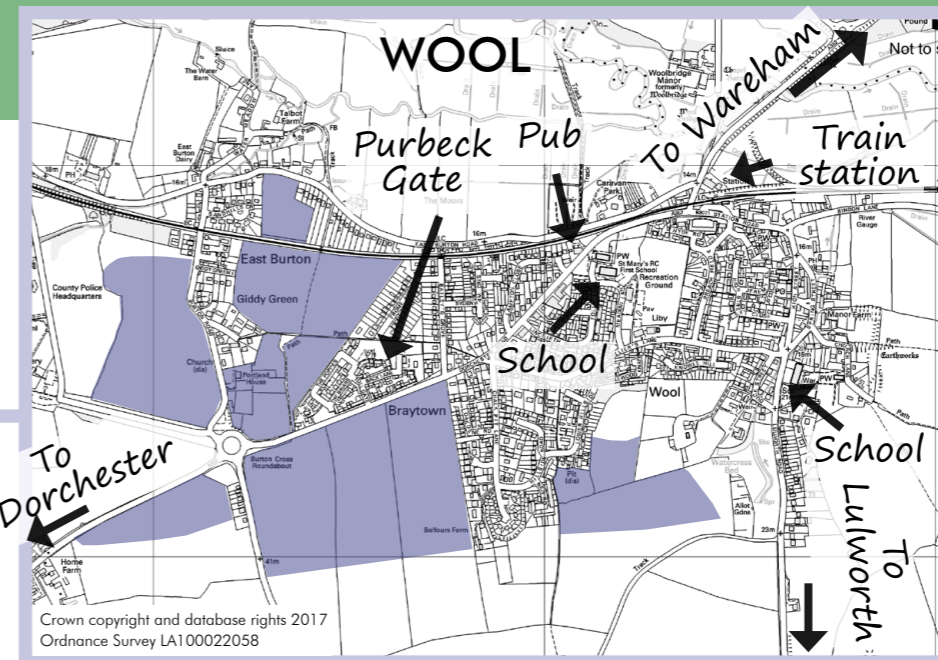
+ The potential benefits of this option are:

- 250 homes on smaller sites would help support local villages; spread the benefits of new homes across Purbeck; and provide opportunities for smaller, local builders/developers.
- The smaller developments would be attached to existing, often small villages, which may help them become more sustainable.
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to accommodate the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could come forward under the possible new small sites policy, and sites which could be built under current planning policies.

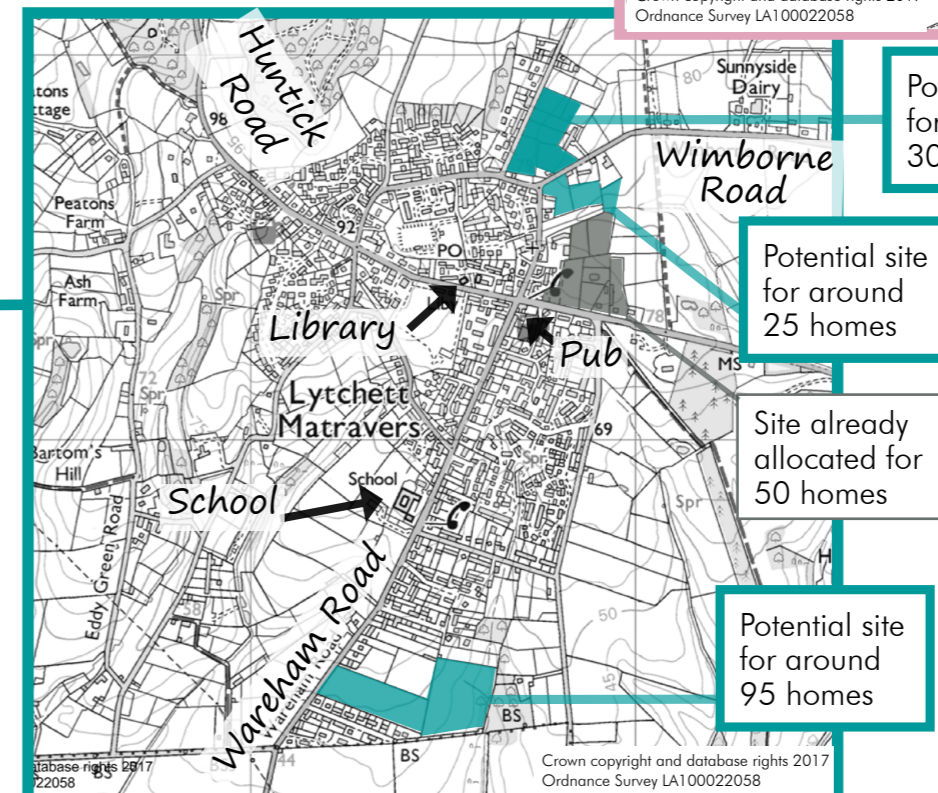
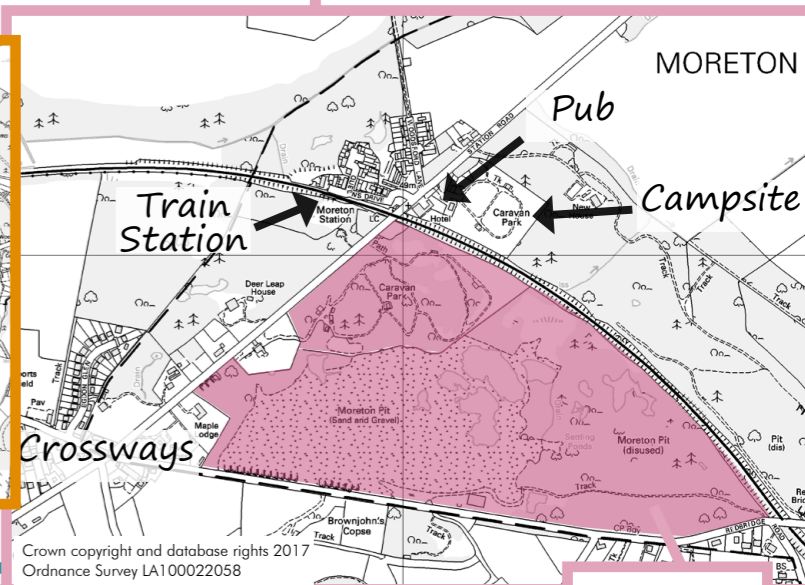
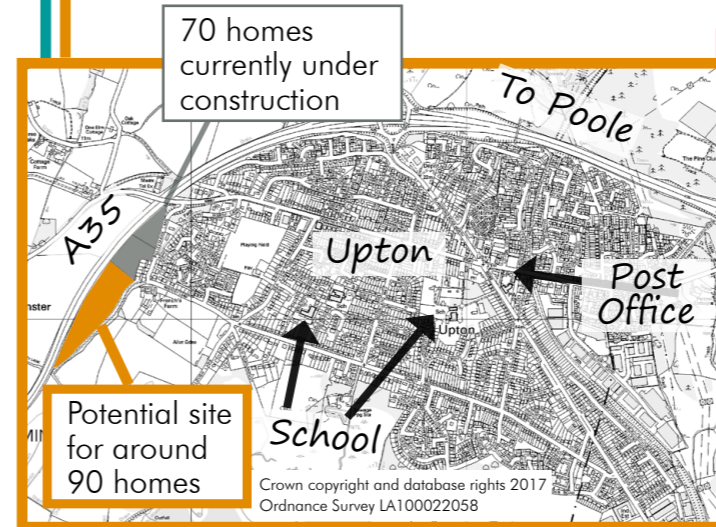
- The potential negatives of this option are:

- Some of the smaller developments may take place in the AONB, although these would be close to existing towns or villages and all developments would have to meet guidelines around design, character and protecting the local environment and habitat in order to get planning consent.
- This option would involve removing some land from the Green Belt at Lytchett Matravers. The Council's 2016 Green Belt review identified that some land at Lytchett Matravers could be released without harming the purposes of the Green Belt.
- This option would involve removing some land from the Green Belt at Upton. The Council's 2016 Green Belt review identified that providing homes here would be harmful to the purposes of the Green Belt, but could have other benefits as the new homes would be close to jobs and services in Upton and Poole.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.

To answer questions about Option A please see **QUESTIONS 8 to 10** in the questionnaire.



A development of 470 homes at Wool would not require all the land shown in purple on the map. We are also seeking your views about possible locations for homes at Wool (please see page 14 for more details).



Potential site for around 30 homes

Potential site for around 440 homes

Potential site for around 25 homes

Site already allocated for 50 homes

Potential site for around 95 homes

Black arrow = place marker

Coloured blocks = potential site

Option B

This option would focus the majority of development on two main sites but would also include the use of smaller sites across the district.

- 650 homes at Wool
- 500 homes at Redbridge Pit / Moreton Station
- 250 homes on smaller sites across the district (typically up to 30 homes - exact locations to be determined but including 30 at Sandford).

+ The potential benefits of this option are:

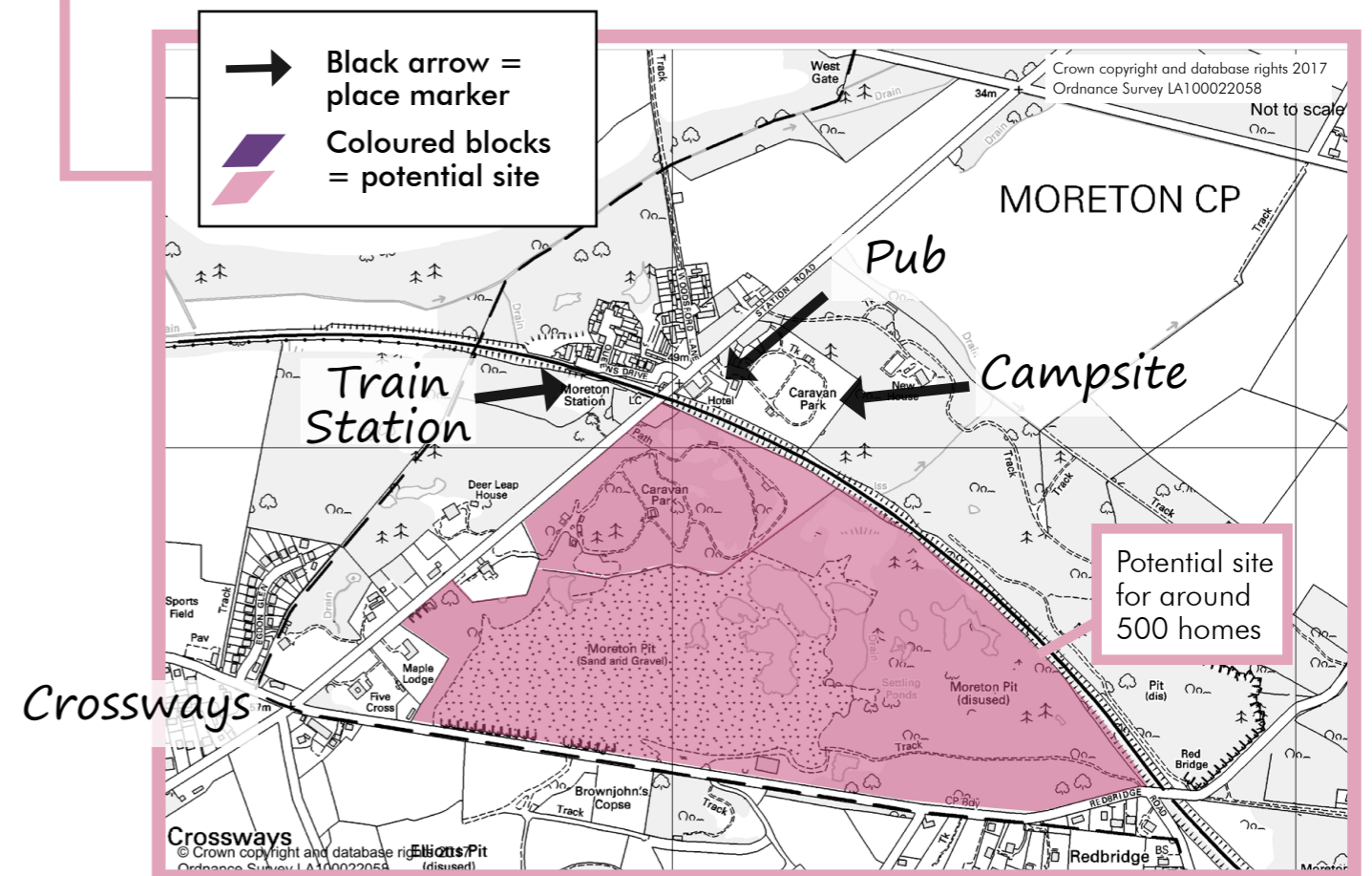
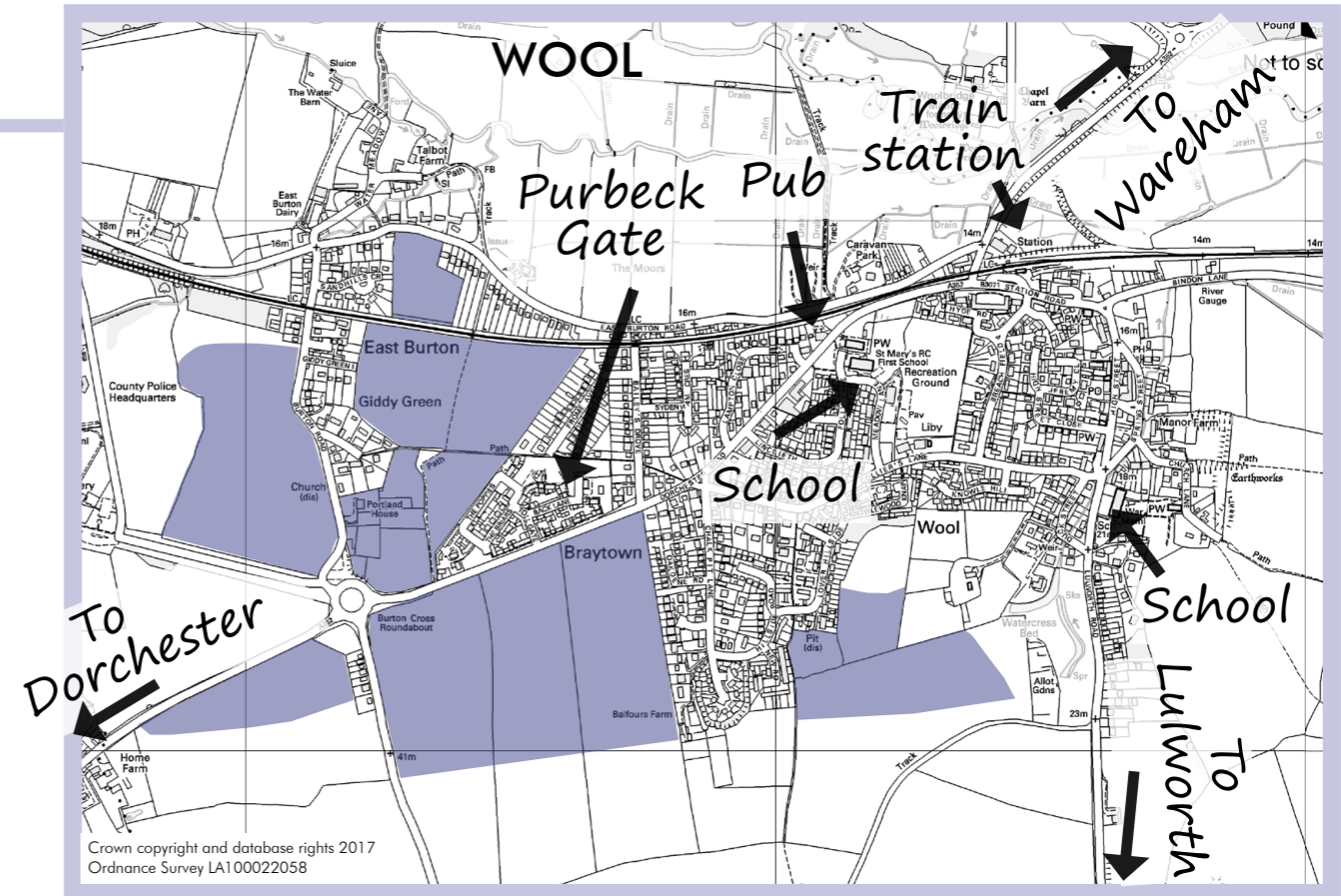
- 250 homes on smaller sites would help support the vitality of local villages; spread the benefits of development across Purbeck; and provide opportunities for smaller, local builders/developers.
- The smaller developments would be attached to existing settlements, often small towns or villages, which may help them become more sustainable.
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to respond to the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could come forward under the possible new small sites policy, and sites which could be built under current planning policies.

- The potential negatives of this option are:

- Some of the smaller developments may take place in the AONB, although these would be close to existing towns or villages. All developments would have to meet guidelines around design, character and protecting the local environment and habitat in order to get planning consent.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.
- It could be difficult to manage primary school provision for 650 new homes at Wool. This is because this number of homes is not likely to be enough to require a new school, but may be too many to accommodate through extensions to the existing primary schools.

To answer questions about Option B please see **QUESTIONS 11 to 13** in the questionnaire.

A development of 650 homes at Wool would not require all the land shown in purple on the map on the opposite page. We are also seeking your views about possible locations for homes at Wool (please see page 14 for more details).



Option C

This option focuses development on two main locations.

• 800 homes at Wool

• 600 homes at Redbridge Pit / Moreton Station

+ The potential benefits of this option are:

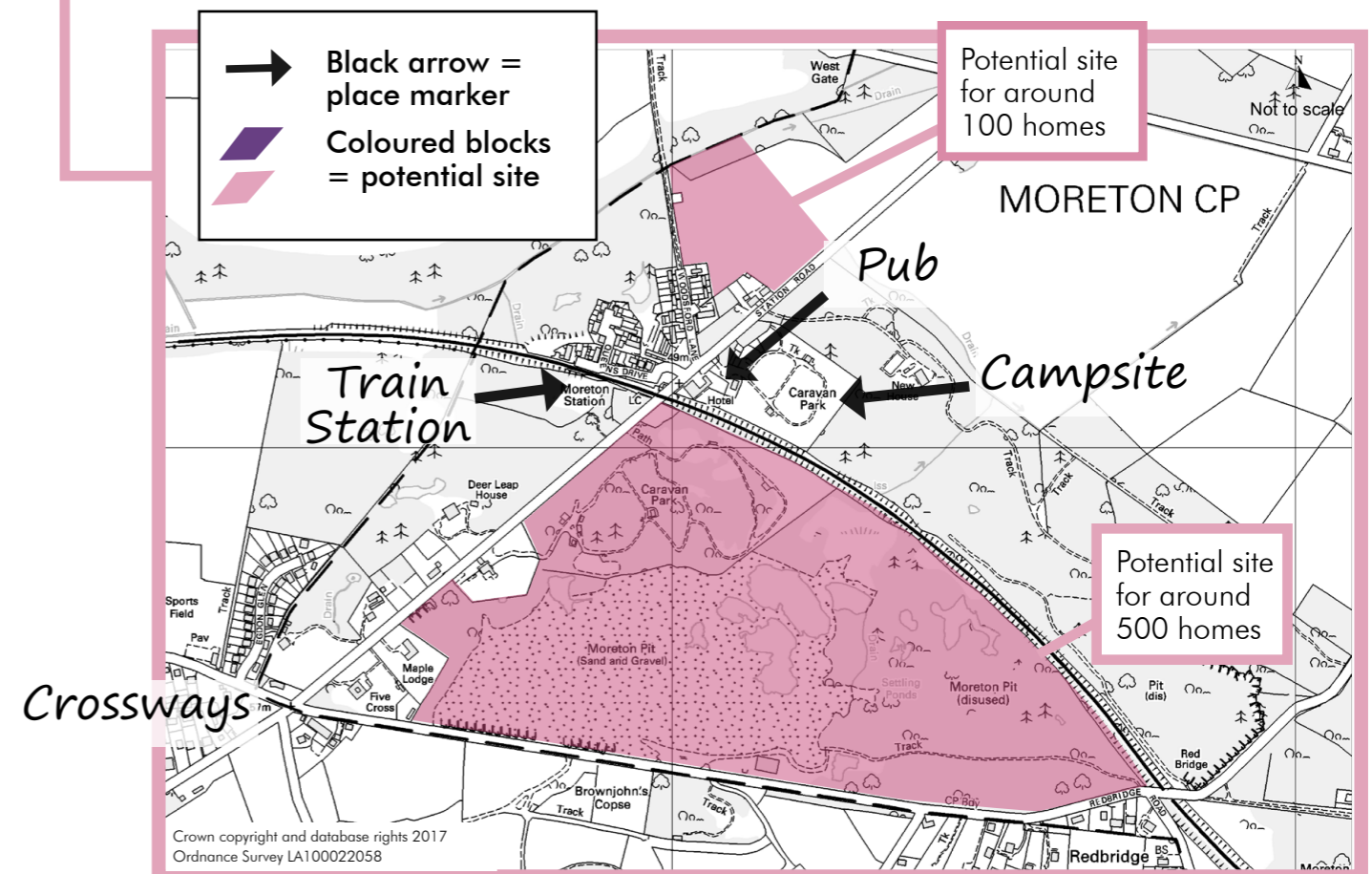
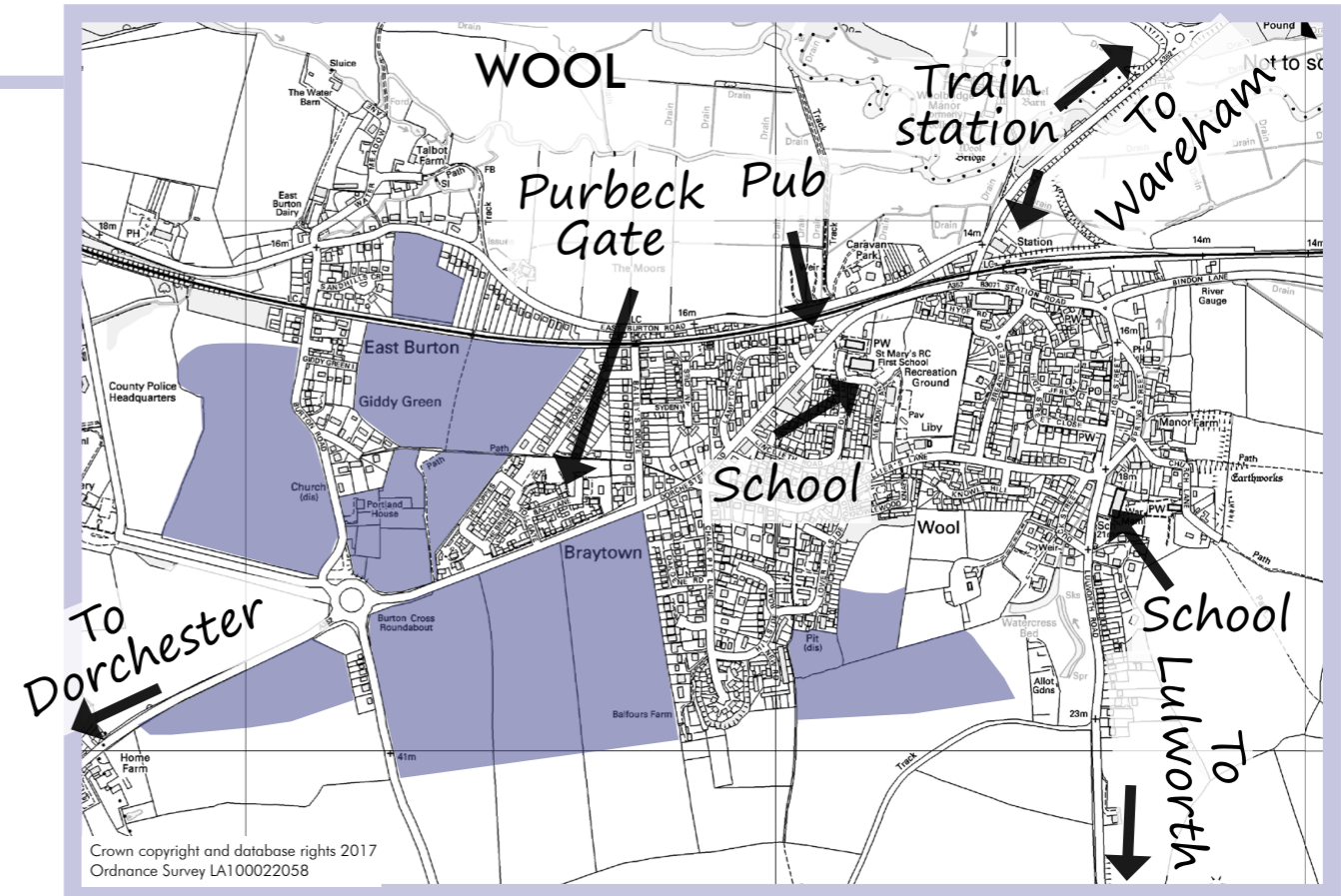
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to respond to the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- This option would not involve the release of any additional Green Belt land other than that at Wareham (to support the Neighbourhood Plan).
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could be built under current planning policies.

- The potential negatives of this option are:

- Development would be concentrated in just two areas, which means other parts of Purbeck would benefit less from the economic opportunities that arise.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.
- The provision of 800 homes at Wool would be likely to require a new primary school, which could be difficult to fund.

To answer questions about Option C please see **QUESTIONS 14 to 16** in the questionnaire.

We would also like to know which of the three options we have described on pages 8 to 12 you prefer, and any other comments you may have about the options. Please answer **QUESTIONS 17 to 19** about the options.

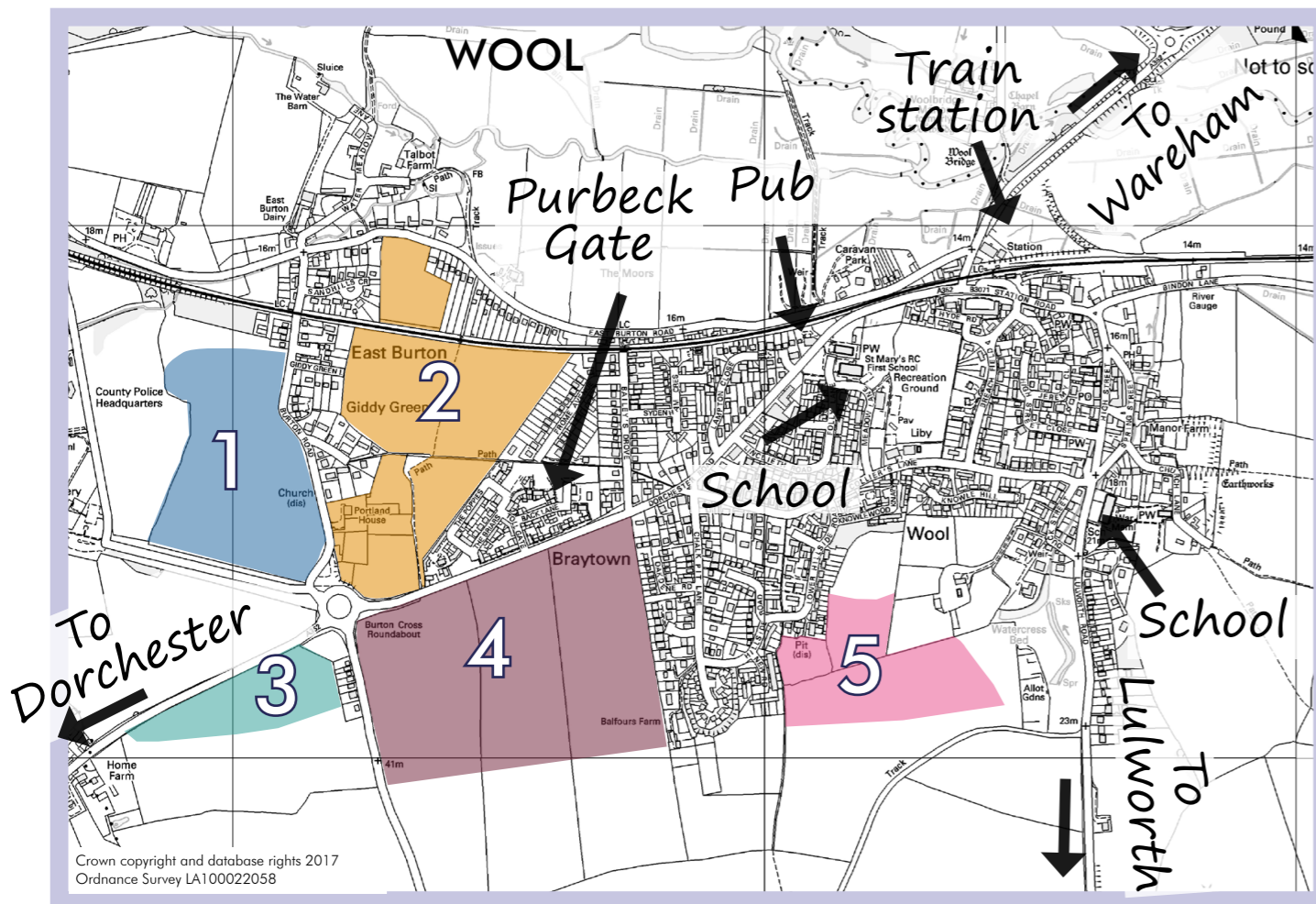


Possible locations for new homes at Wool

Options A, B and C all involve development at Wool, but with different numbers of homes in each case.

The map below shows all the land which is currently available for providing homes at Wool. The precise location of any new homes within this area will depend on a number of factors, including the overall number of homes to be provided, areas of flood risk, and provision of open spaces and community facilities to support the homes. The Council would welcome your views about the best locations to provide homes at Wool, if homes are allocated here through the local plan.

Please answer **QUESTIONS 20 - 21** about possible locations for homes at Wool.



Affordable homes

In our last consultation we heard that people were concerned about 'affordable homes' not being affordable. It is the Council's current policy that on all sites across the district of more than 10 new homes, 40 or 50 per cent of them are affordable.

Affordable homes delivered by registered providers (e.g. housing associations) in Purbeck broadly fall into three categories:

- Affordable rented homes: rents are no more than 80% of the local market rent.
- Social rented homes: rents are cheaper than affordable rented and set following a national formula.
- Intermediate homes: homes for sale or rent provided at a cost above affordable rent, but below market levels. Homes for sale might be via shared ownership and equity loans, or other low cost/discounted homes.

The current affordable housing policy does not stipulate what type of rent levels (affordable rented or social rented) should be offered. The Council is considering introducing a policy which encourages 10% of the affordable homes provided on eligible development sites to be social rented. This would encourage provision of the most affordable type of home. However, it is possible that this would lead to a reduction in the overall number of affordable homes provided on some sites, as social rented homes do not provide the same level of financial returns for registered providers.

We would welcome your views on whether the Council should encourage 10% of the affordable homes provided on eligible sites to be social rented homes.

Please answer **QUESTION 22** in the questionnaire about affordable homes.



What happens next?

Please complete the questionnaire and send it back in the freepost envelope by 12 March 2018.

Fill in the questionnaire

Q 1.....
Q 2.....
Q 3.....
Q 4.....
etc.

Send to Public Perspectives in the Freepost envelope



Once your responses are received, Public Perspectives, the organisation helping us with the consultation, will produce an independent report summarising the findings from the consultation. The results are likely to be available in spring 2018 and will help the Council make decisions about where new homes should be provided.

Following this consultation, the Council will prepare a final draft plan, which is likely to be published for comments towards the end of 2018. The plan will need to be considered by an independent planning inspector before it can be adopted by the Council and used to determine planning applications.

You can view the consultation report once it is available and keep up to date with progress by visiting:

www.dorsetforyou.gov.uk/Purbeck-local-plan-review



Come and talk to us

Date	Time	Place
Saturday 3 February	10am to 4pm	The Purbeck School, Worgret Road, Wareham, BH20 4PF
Saturday 10 February	10am to 4pm	Emmanuel Baptist Church, 160 Victoria Avenue, Swanage, BH19 1AZ
Saturday 17 February	10am to 4pm	Lytchett Matravers Village Hall, High Street, Lytchett Matravers, BH16 6DD
Thursday 22 February	3pm to 6pm	St Dunstan's Church Lounge, Poole Road, Upton, BH16 5JA
Saturday 24 February	10am to 4pm	D'urberville Centre, Colliers Lane, Wool, BH20 6DL
Saturday 3 March	10am to 4pm	Bere Regis Scout Hut, Elder Road, Bere Regis, BH20 7LY
Saturday 10 March	10am to 4pm	Moreton Village Hall, The Common, Moreton, DT2 8RE

In addition to these events, we have arranged an **infrastructure drop-in event** which will take place from **2pm to 5pm on Thursday 1 March in the Council Chamber at Westport House, Wareham**. This event will be attended by representatives from infrastructure providers (organisations responsible for transport, public services and facilities) such as Dorset County Council and the NHS. It will be an opportunity for you to ask them any questions you may have about the implications of the housing options and proposed policies set out in this special edition of About Purbeck.

This document is available in large print on request. FREEPHONE 0800 533 5386