

Policy V1: Spatial strategy for sustainable communities

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

a. Allocated sites:

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

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

b. Swanage Local Plan site:

- around 91 homes

c. Neighbourhood plan sites at:

- Wareham – around 167 new homes (developable within Local Plan Period)
- Bere Regis – around 122 new homes.

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

2. Purbeck's ageing population will be catered for by the provision of around 65 units of extra care facilities at Wool and Moreton Station/Redbridge Pit.

3. Employment development will be directed to the strategic employment sites at Dorset Innovation Park and Holton Heath and other identified employment sites (as set out in policy EE1).

4. Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H7, EE1 and I5 and neighbourhood plans, which deliver the proposed use or mix of uses identified for each site. Development proposals should seek to deliver the indicative number of new homes, other non-residential floorspace and social infrastructure set out for each site.

5. High quality small scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported where:
 - the scale of development is proportionate to the size and character of the existing settlement;
 - development does not harm the character and value of any landscape or settlement either individually or
 - cumulatively through the size, appearance and layout of proposed homes; development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and
 - development would not have an adverse effect on the integrity of sites within the national site network (including European sites)

Chapter 2: Vision and objectives



Key diagram: Purbeck's spatial strategy

The green belt

51. The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers and Upton to support its strategic policy of spreading housing development across the plan area.
52. Removing land from the green belt will allow new homes to be delivered in sustainable locations around one of Purbeck's towns and one of its key service villages, where there is a strong demand for housing. SANG at Lytchett Matravers will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land from the green belt.
53. The Council has considered alternative strategies for delivering homes. It is satisfied that the proposals to remove land from the green belt (which spreads development more evenly across Purbeck) are justified and there are exceptional circumstances because:
 - removing land around Lytchett Matravers and Upton will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in Purbeck;
 - the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
 - there is limited brownfield land available for housing development in Purbeck but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across Purbeck will better meet housing needs (rather than focussing all development in the least constrained west of the area) and provide a resilient housing land supply;
 - a greater spread of development will more evenly spread the impacts on infrastructure;
 - there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
 - there will be improved access and recreational use of some remaining green belt by developing SANGs at Lytchett Matravers, which will compensate for removing land from the green belt elsewhere; and
 - all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

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