**Draft LMPC Responses to Purbeck Local Plan**

1. Green Belt Study October 2018 - ‘Exceptional Circumstance/Very Special Circumstances’

* PDC’s Green Belt Study, states that ‘before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development’. In addition, the same study states that ‘residential development is generally not permitted on green belt land. If councils wish to allow development on green belt land there needs to be ‘very special circumstances’ (page 7, clause 11).
* The Green Belt Study is unsound since:

1. There is no further reference in the study as to what these ‘very special circumstances’ are.
2. There is no evidence that any analysis has been carried out of the areas of Purbeck that are non-AONB and non-Green Belt to show that all other ‘reasonable options’ have been investigated.
3. Draft Local Plan – Policy V2/Policy H6 / Green Belt Study

* Policy V2 states that Green Belt boundaries have been amended at Upton and Lytchett Matravers. It further states that the Council will protect the green belt, as designated on the policies map, to prevent neighbouring settlements of Wareham, Upton, Lytchett Matravers, Sandford, Holton Heath, Lytchett Minster, Morden (East and West) and Organford merging.
* Policy H6 states that land to the east of Wareham Road will provide up to 95 new homes, despite this land clearly starting the merger of Lytchett Matravers and Lytchett Minster.
* The Green Belt Study identifies this land as part of parcel 25 as serving ‘as a strategic check on preventing the settlements of Lytchett Minster and Lytchett Matravers from merging with one another’.
* The Draft Local Plan is unsound since:

1. Policy H6 is in contradiction Policy V2 and with the Green Belt Study analysis of parcel 25.
2. Policy H6/Policy I1

* Lytchett Matravers is described as Key Service Village offering a range of services. However, Policy H6 identifies the shortfall in infrastructure for Lytchett Matravers as lack of accessibility (walking and cycling) between Lytchett Matravers and Lytchett Minster, the local primary school is at capacity and the local health centre is at capacity.
* Despite the identified lack of infrastructure, there are approved plans for another 89 houses in the village.
* The proposed developer financial contributions at £80 per house will not provide a significant contribution to the total funding required.
* Policy H6/Policy I1 are unsound since:

1. They do not take account of the ongoing, constant development that has already brought key services to capacity levels.
2. They do not provide for any meaningful funding to build the necessary infrastructure.
3. Policy H8

* The preamble to policy H8 states that ‘The Council’s strategy helps to consolidate on and improve existing infrastructure, while supporting and enhancing existing services and facilities in its towns and larger villages. Outside these areas the Council’s strategy also recognises that high quality small scale development, which respects its surroundings, can have an important role in enhancing and maintaining the vitality of rural communities’.
* Policy H8 is unsound since:

1. It fails to limit the applicability of this policy to rural communities and leaves open the possibility of further development proposals on the green belt land outside of this local plan.