

Summary Report – Development

Puncknowle & Swyre Neighbourhood Plan

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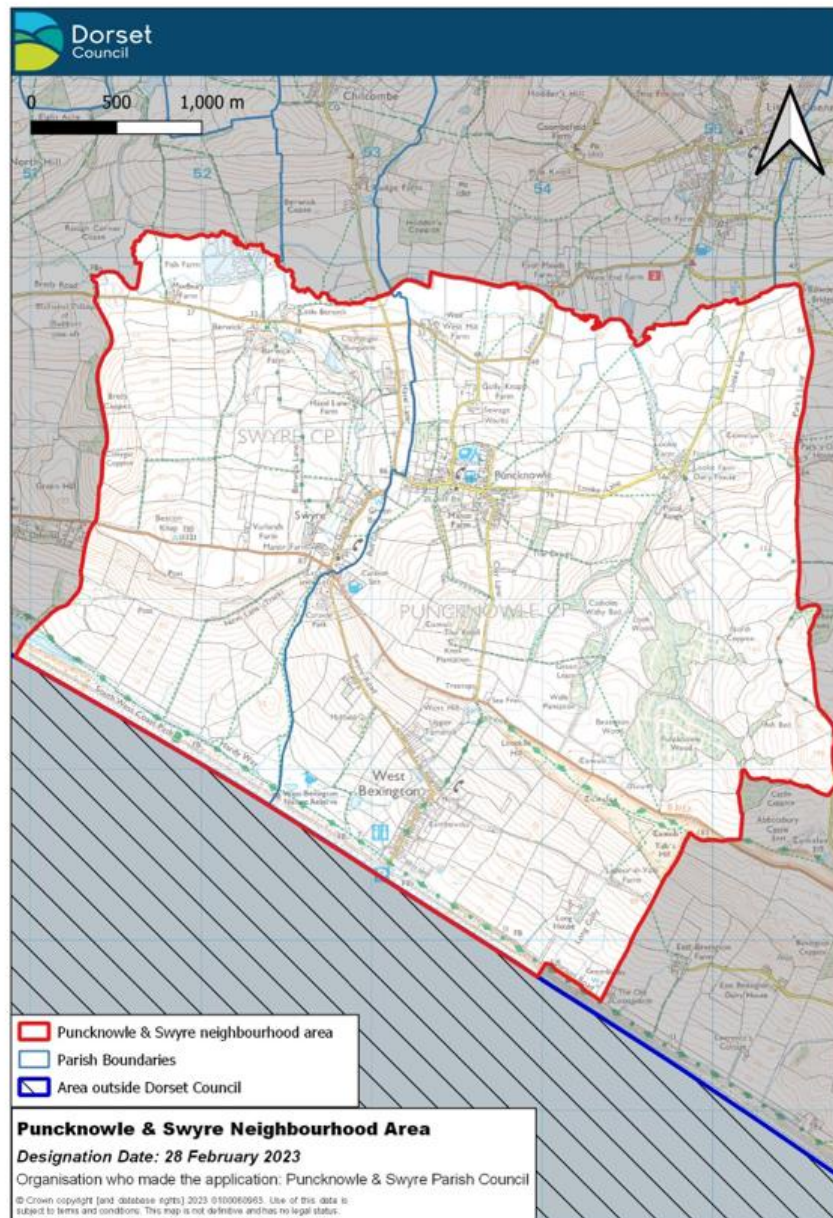
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1. Context

1.1 Parish of Puncknowle and Swyre Neighbourhood Area¹



The strategic housing statement from Dorset Council, *'We want to enable those who grow up in Dorset to stay in Dorset.'*

¹ Dorset Council

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1.2 Development Definition

Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.²

(1A) For the purposes of this Act “building operations” includes:

- (a) demolition of buildings;
- (b) rebuilding;
- (c) structural alterations of or additions to buildings; and
- (d) other operations normally undertaken by a person carrying on business as a builder.

(source: Section 55 of the Town and Country Planning Act 1990)

This document will highlight development in the neighbourhood area, with a focus on housing, both in terms of new build, repurposing of heritage agricultural buildings, extensions and the use of land within the boundary of existing homes.

1.3 Sustainable Development

At a high level, sustainable development is ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’³ There are three overarching objectives for sustainable development in the planning system and reflected at the forefront of the Dorset’s Local Plan, they are economic, social and environmental.⁴ Each objective sets out the principles that apply in the context of planning⁵.

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

² The town and country planning act 1990

³ National Planning Policy Framework (NPPF) Chapter 2

⁴ UK Government

⁵ NPPF Sustainable development objectives

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1.4 Neighbourhood Planning⁶

Neighbourhood plans should be prepared to reflect the local plan's strategic priorities; and to be in general conformity with its strategic policies and the strategic element of policies that have both strategic and non-strategic aspects.

Neighbourhood plan should not promote less development in the neighbourhood area than is set out in the local plan or undermine the local plan strategic policies.

If policies and proposals are to be implemented as a community intends, then a neighbourhood plan needs to be deliverable. National guidance indicates that landowners and developers should be involved in preparing neighbourhood plans to avoid placing unrealistic pressures on the cost and deliverability of development.

Infrastructure requirements may have implications for the viability of a site-based proposal and viability may also be an issue in relation to a policy (for example a policy to seek a higher level of affordable housing locally). In such circumstances it may be necessary to assess the viability of policies or proposals to ensure that they are deliverable.

Consideration should be given to the infrastructure needed to support development (such as homes, shops or offices) proposed in a neighbourhood plan. Engagement with infrastructure providers may be necessary to determine what infrastructure is needed to support growth.

DEV 1 - Policy	Description
Development	The sustainability of growth in the Neighbourhood Area is judged to be limited both at a county and local level. National Landscape, Heritage Coast and conservation areas protect much of the 'local character.' The area is further constrained by limited local resources, poor transport and community infrastructure and retention of heritage assets. Any new development must make a positively impact and meet the economic, social and environmental needs of the area, be proportionate and compliment the local setting through compliance with the design guide/codes.

1.5 Community Feedback

Development was considered by most to mean housing, with clear support for affordable (in perpetuity) rather than open market homes, to meet the needs of families and those who work in the area⁷. There were some concerns about overcrowding and the strain on existing infrastructure and access. Some didn't want any development, but they were the minority by some margin.⁸

⁶ Local Plan

⁷ April 2024 Housing & Environment Community Event & November 2023 Drop in sessions

⁸ See Housing Needs Survey Report

A separate business survey was undertaken which identified limited access to workforce, limited workforce accommodation and the poor condition of heritage farm buildings.

Whilst appreciating the contribution to the local economy it was thought there are too many second homes and holiday lets, which have driven up the market value of homes, placing them out of reach to younger people and families who live and work in the area. There was also a concern that any open market developments will further exacerbate this issue and potentially increase the availability of accommodations for people who don't live in the area.

2. Parish Profile

2.1 Neighbourhood Area

The parish is located within National Landscape and coastal world heritage site, has two conservation areas, classified as tier 4 (small villages) in Dorset's Local Plan settlement hierarchy and has no development boundary. The local plan states 'in terms of the spatial strategy, the 'smaller villages' will not be the focus for growth in rural areas.

Whilst the protections in place are significant there is a concern windfall sites and infill could create housing, without suitable design control and wouldn't be what the community needed to thrive, which is consistent with the overarching development objective for the Neighbourhood Plan to 'recognise the need for limited future development, in harmony with the local buildings, sustainable and retain the unique characteristics of the three villages.'

Puncknowle, Swyre (including Berwick) and West Bexington are rural settlements about 6 miles south-east of Bridport and the parish is split between the Bride Valley the Jurassic Coast World Heritage site, and forms part of the National Landscape. The villages and outlying areas are home to about 530 people and 39 businesses, which include arable and pastoral farming land, pubs, a restaurant, café, caravan and campsites and holiday lets/homes.

The parish covers about 2,040 acres of farmland and 120 acres of coast and foreshore including Chesil Beach, an internationally important shingle habitat, home to several rare plant species. It also includes the West Bexington nature reserve, one of Dorset Wildlife Trust's few coastal reserves, and both Puncknowle and Swyre have conservation areas.

Farming remains a key part of the local economy along with holiday and hospitality related businesses, two farm shops and a cheese processing plant.

2.2 Key Statistics

The parish of Swyre (including Berwick) has a reported population of 100 people⁹, all of whom live in a house, privately owned or leased (small percentage). Of the houses 85% are three bedroom and above, 15% two beds, with no one bed homes. In terms of occupancy, 19.5% are single, 44% two people and 36% three and above.

The parish of Puncknowle (including West Bexington) has a reported population of 430 people, 94.6% live in a house, with 5.4% living in a flat or maisonette. A total of 75% are three bedrooms

⁹ ONS

and above, 19% two bedroom and 6% one bedroom. 35% of these are single occupancy, 39% two people, and 25% three and above.

There are a disproportionately high number of older people in the villages, with age ranged between 45 – 75 above the national average. This is consistent with the Dorset Council statistic that the proportion of people aged 65 and over in the county (29.5%) is higher than any unitary authority in England.

3. Housing

3.1 Dorset Council Housing Need – Development Strategy

The level of housing growth required in Dorset has been derived from the Government’s ‘standard method’, whilst also taking account of unmet need from neighbouring areas. The requirement for employment land in Dorset has been derived from a workspace strategy.¹⁰

The standard method in national planning guidance (calculated in June 2020) gives an uncapped figure for the ‘local housing need’ in Dorset of 1,793 net additional dwellings per annum (dpa). Over a 17-year period that equates to 30,481 dwellings in total. This figure has been superseded by the new government (2024) target of 3,230 per annum in the current parliamentary term (2024/29).

Dorset Councils strategic approach is to concentrate housing development where communities, jobs and facilities already exist, aligning the social, environmental, and economic factors associated with larger settlements. Dorset Council have built a spatial strategy around this principle, linking economic, social and environmental objectives. This created four areas, South East (Bournemouth and Poole), North (Yeovil and Salisbury), Central (Weymouth and Dorchester), and West (Bridport, Lyme and Beaminster).

As previously stated, in terms of the spatial strategy, the ‘smaller villages’ will not be the focus for growth in rural areas. Where a neighbourhood development boundary has been established at a smaller village, development within it should accord with the policies in the neighbourhood plan, which should have already taken account of ‘local needs’ and considered the scale of development that the village can accommodate.¹¹

When considering proposals for development outside development boundaries, regard should be given to the potential impacts on ‘key’ environmental constraints, as well as on local character and history, including the surrounding built environment and landscape setting. These elements will be covered in other sections of the neighbourhood plan via Heritage, Environment and Biodiversity.

3.2 Housing Market

¹⁰ The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need. The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. It is assumed that the Housing Assessment undertaken by AECOM is an extrapolation of this method.

¹¹ Local Plan (emerging) 2021

House prices in Dorset are relatively high compared with much of the country. In March 2020 the average house price in Dorset was £285,000, compared to £248,000 for England as a whole. These high house prices, combined with a reliance on low-wage economic sectors such as tourism and agriculture, create a high level of affordable housing need. They also contribute to the outmigration of younger people which, combined with an in-migration of older people, results in an ageing population and often makes it difficult for local people to buy or rent houses locally. From 2007-2017 Dorset saw a net loss of 15–19-year-olds to other parts of the UK, with net gains mostly among those aged 30+; however, the highest gain was in those aged over 65 Dorset therefore has an ageing workforce which, coupled with high house prices, often makes it difficult for employers to recruit.¹²

The average house price in the Neighbourhood Area is 10.25 times higher than local income in Dorset,¹³ with average house prices in the area (DT2) of £405,000,¹⁴ with average rent of £1,324 pcm. Dorset Council state the average income in £26,392pa, £2,566pcm. The percentage of income spent on housing costs are variable, ranging from 28-36%. Taking 30% as the measure against average income equals 56% of income and means it would take 14 times the average income to buy a property in DT2. Whilst there is varying circumstance these figures illustrate how younger local people might struggle to find their first home to buy or rent in the area. It reinforces the trend of older people moving to rural areas, particularly those in the National Landscape once they have retired often selling homes to do so, and in many cases releasing equity in the process.

3.3 Second Homes & Holiday Lets¹⁵

The concentration of second homes and holiday lets in the UK are mainly attributed to National Landscape areas. These areas are reliant on the hospitality industry to either boost or sustain their economy and therefore form an important route to employment and services, even if average earnings in these industries are low.

The ability to own multiple homes is not limited under UK legislation. Whilst the Local Plan highlights the issue in certain areas of West Dorset, there isn't a specific policy to address the issue. The primary initiative to decrease the attractiveness of second homes has been through taxation and is seen by Dorset Council as the most effective means of reducing the appeal of second home ownership. The council tax for second homeowners was doubled from April 2025.

Whilst this is a contentious issue with residents in the neighbourhood area the current housing strategy¹⁶ doesn't mention second homes. The issue is presumably one of proportionality and how negative impacts are managed to ensure rural villages remain vital throughout the year. Whilst the sentiment is clear the means to achieving the outcome has not been articulated.

'Principal residency' policy, whereby new builds will only be sold for use as a primary residence has been used in Cornwall. Dorset Council have yet to be convinced the policy has any meaningful effect. Feeling the downside of this policy would be that second homes and holiday lets tend to lean into older housing stock in rural areas and is unlikely to be implemented due to the lack of compelling evidence (St Ives) that such a policy would be effective for what are localised issues.

¹² Local Plan (emerging) 2021

¹³ Census 2021 - ONS

¹⁴ Rightmove (Puncknowle)

¹⁵ Second Homes Background Paper – Dorset Local Plan (2021)

¹⁶ Dorset Housing Strategy – Jan 2024 – Jan 2029

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Whilst a more ‘local’ approach to ‘principal residency’ could be taken through a Neighbourhood Plan, any policy would need to meet an acceptable threshold of second homes versus principle resident households. Currently the threshold is 25%, and Dorset Council have assessed 19% of homes in Punccknowle and Swyre are second homes. New development can be subject to controls through a 106 agreement, where planning consent comes with conditions built around the needs of the community. This can include community infrastructure or where there is a specific housing need that isn’t being met

This figure is lower than the estimate made through the evidence gathering of residential v second homes and holiday lets. It is assumed the difference may be holiday lets registered as businesses. Bridport Town Council introduced a principal residency policy in their neighbourhood plan, but was rejected by the examiner on the basis that the number of second homes wasn’t high enough to allow a principal residency policy.

This paper doesn’t recommend such a policy, unless the percentage of second homes can be proven to be 25% or does so in the lifetime of the neighbourhood plan.

DEV 2 - Policy	Description
Second Homes	Any new housing development will be subject to a 106 agreement to restrict the terms use (primary residency) as defined by the housing need.

3.4 Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- Social rent
- Other affordable rent
- Discounted Market sales housing
- Other affordable routes to home ownership

A full description to these titles can be found in the NPPF Glossary – Affordable Housing¹⁷, although the categories are driven by who owns the property, whether the landlord (authority) is a registered provider, that the rent is 20% below market rates and remains available for future affordable rents or discount in the case of Discount/First Homes (in perpetuity).

Given the high open market values, low incomes and reduced social housing Dorset Council in the Local and West Dorset plan state affordability as a priority. ‘There is a significant need for affordable housing in Dorset to meet the needs of those who cannot afford to rent or purchase homes on the open market. House price to earnings ratios for the Dorset Council area are significantly higher than the national average and higher than that for the South West. This is primarily due to high demand for homes, the constraints to housing delivery and the relatively low wages in some sectors of the local economy.’

¹⁷ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

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Affordable housing for rent, discounted market sales housing and other affordable routes to home ownership typically provide a discount (usually of around 20%) below local market rents/values. As market values vary considerably from area to area, so does the cost of this type of affordable housing. This means that affordable housing is not always affordable to everyone especially those in the greatest need.

Social rented housing typically provides a greater discount (often up to 40%) below local market rents and is therefore affordable to a greater proportion of the population. However, being subject to a greater subsidy social rented housing is more costly to provide in the short term and takes longer to recover costs.

In designated rural areas, affordable housing will be sought on sites of 5 to 9 dwellings. These areas include areas within the two National Landscapes as well as areas designated by order of the Secretary of State as a rural area. Having a lower threshold in designated rural areas will help to balance the overall delivery of new homes against the delivery of affordable housing. Often, given the smaller size of sites in rural areas, the rate of delivery of affordable housing can be low if a higher threshold is used. However, given the characteristics of development finance on smaller sites, a lower threshold may restrict the provision of housing overall.

Within the Dorset Area there is a high level of need for affordable homes. National policy requires local plans to make provision for at least 10% affordable home ownership with affordable rented available to those who cannot meet the cost of home ownership. Whilst market let housing can supply a proportion of affordable homes this will include First Homes (discount of 30% of market rates prioritised for local first-time buyers).

A proportion of this need can be met through housing association developments or Community Land Trusts (CLT) through Neighbourhood Plans. Within these types of developments, the affordable housing tenure split is addressed in response to the evidence of local need at the time.

Dorset Council planning policy HOU2 lays out the proportion of affordable housing in any development, and the composition of those houses in terms of tenure. The Neighbourhood Plan for the area seeks to limit development to small sites, so the proportion of affordable housing available through this route would be low, assuming the community wanted to access affordable via this route.

4. Local Housing & Development¹⁸

4.1 Housing Development

Traditionally, development of housing in the area has centred on a small number of agricultural estates and the building of homes required for farm workers owned by those estates. These buildings were typically stone, until circa 1960¹⁹ when housing development in the area increased with mains supply of power and water, which followed the sale of estates and the move to private ownership.

The natural beauty of the area attracts holiday makers, and a secondary tourist industry emerged leading to people eventually wanting to move to the area on permanent basis, purchasing second homes or invest properties (holiday lets). Puncknowle grew with new housing estates, while West

¹⁸ Affordable Housing is covered in section 6

¹⁹ West Bexington had development in the 1930's

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Bexington expanded with smaller scale holiday developments, built around the heritage hub and more recently increasing the height and footprint of properties.

Aside from the National Landscape, Heritage Coast and Local Plan protections both Swyre and Puncknowle have conservation areas. The protections provided through conservation add another layer of protection for the retention of the character of the villages, but there is evidence that non-compliance with protection measures is increasing. There is an argument that West Bexington would also benefit from a conservation area for its heritage ‘hub’ at the centre of the community.

It could be argued that both Puncknowle and Swyre were entirely social rent under the ownership of the estates. Puncknowle has had several social housing developments, although of the original 17 social rent housing 10 have been purchased under the right to buy scheme.²⁰

Aside from a smaller development in Puncknowle at the turn of this century (Mertle Close) and single property redevelopment (rebuild, extensions and additional buildings within plot boundaries) there hasn’t been any significant housing development in the last 40 years.

With the recent UK Government focus on the need to build homes the likelihood of a development in the neighbourhood areas seems increasingly more likely. The community has expressed concern over any increase in open market housing as it is likely to perpetuate the second home and holiday let market. They would rather any future development would be affordable, available for younger people in the neighbourhood area and families with a local connection or working in the area. Older people occupying larger homes may wish to downsize to a smaller home in the area, but there is a lack of smaller properties.

DEV 3 - Policy	Description
Housing Development	Housing development in the Neighbourhood Area will be limited to: <ul style="list-style-type: none">- Affordable homes for rent- Starter Homes (First)- Discount Market Homes- Shared ownership- Small open market (max 2 bed) accessible, to enable downsizing.- Mixed tenure housing in the reused heritage buildings.- Self-Build

4.2 Green Breaks

During community consultation residents identified the need to keep the green spaces between villages clear of any development. To ensure villages are kept separate and retain their individual character: a form of Green Belt.

In Chapter 15 of the National Planning Policy Framework (NPPF) – Conserving and enhancing the natural environment states that National Landscapes have ‘the highest status of protection’ and goes on to say the ‘scale and extent of any development within these designated areas should

²⁰ Source: Housing Needs Survey Report

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be limited, and that any development within these settings should be sensitively located and designed to avoid or minimise impacts.’ It applies the same conditions to the Heritage Coast, stating major development is unlikely to be appropriate, unless it is compatible with the local area.

There is no specific policy to keep settlements separate in the NPPF other than Green Belt, where the intention is to limit the expansion of urban areas. It does, as detailed above, talk of scale and extent, but not specifically to the areas of land between settlements.

Green belt is a defined category of land limited in terms of usage. The gaps between villages are owned with development restrictions determined by the current National Landscape status of the neighbourhood area, so there are already restrictions in place, but landowners can apply for planning permission. The neighbourhood plan will establish a community need via a specific policy to ensure these spaces have particular emphasis that needs to be considered with any planning application.

DEV 4 - Policy	Description
Green Breaks between villages.	Each village has a distinct character enhanced by the land separating them. If landowners wish to develop these spaces additional emphasis will be given to their suitability based on their unique position as green breaks between villages.
	Include map

4.3 Extensions & additional buildings within plot boundaries

In a constrained and inaccessible housing market, households have expanding their existing development footprint to increase accommodation, either in the form of demolishing and increasing the size of the building, adding extensions and, or development in gardens (other than garden buildings) that are disproportionate to the original footprint of the plot boundary and impacts the local character of the villages, and in many respects leads to inward overcrowding.

These buildings need to be seen in the context of permitted development, and there is specific guidance required in terms of overreach and use. Development that falls outside of permitted must retain the ‘local character,’ not be used for additional accommodation, reflect the local character and apply the Design Guide/Codes. It is anticipated that access to affordable housing will constrain applications of this sort.

DEV 5 - Policy	Description
Extensions to existing houses	Extensions to accommodation will be restricted to permitted development rights unless the proposal meets a defined community need.

DEV 6 – Policy	Description
Additional Buildings within plot boundaries.	<p>a) Accommodation Additional buildings within plot boundaries to add accommodation to the existing house will not be permitted unless:</p> <ul style="list-style-type: none"> • the footprint of the new building uses less than 10%²¹ of the land. • are designed and built using the design guide/code. <p>b) Other uses</p> <p>Additional buildings within plot boundaries will not be permitted unless they;</p> <ul style="list-style-type: none"> • Meet a defined community need; • evidence that the use of the new building can't be met by the existing house; • enable business expansion (workshop – home working); and, • are designed and built using the design guide/code.

4.4 Windfall Sites

The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan. Dorset Council have a 5-year housing plan against allocated sites, part of the overall calculation will include an amount of windfall. There have been instances in the wider Bride Valley, of sites gaining permission for housing developments that don't reflect the local character.

The local plan includes a 'windfall allowance' for 'minor sites' of up to 9 dwellings that are not specifically identified in the local plan (or neighbourhood plans), which can come forward for development under the local plan's general policy framework. The 'windfall allowance' is based on historic completions on minor sites over the past 5 years.²²

Housing development for the Neighbourhood Area should fall within the principles outlined by the community through the neighbourhood planning process and follow the Design Guide/Code principles. If the community believes that any new housing development should be affordable then planning permissions should include conditions that ensure the homes are made available with a local occupancy 157 restriction (Housing Act 2004)²³. This section of the act gives the local authority, in the case of National Landscape or rural area, to restrict the resale of the property, requiring the buyer to seek authority from Dorset Council to buy the property, which they can do

²¹ TBC with SG

²² Local Plan 2.7.17 page 49

²³ Housing Act Section 157 – 1-3

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as long as they have worked in the area for a minimum of three years or have had a permanent address in the area for the same period.

DEV 8 - Policy	Description
Windfall	Any homes made available through windfall sites will be subject to: <ul style="list-style-type: none">• a section 157 agreements stating a need for affordable housing in the Neighbourhood Area; and,• any development will be for local people at discounted rates in perpetuity.

4.5 Infill

Infill housing development is the land between buildings or a disused piece of land within an existing development. This type of development has been proposed at a few locations and may contribute to meeting the community need for housing if they fall between the existing housing stock and are designed to complement the character of the village and apply the Design Guide/Codes. See self-build below.

DEV 9 - Policy	Description
Infill	Consideration will be given to development that meets the following categories: <ul style="list-style-type: none">• Meets the identified housing need in terms of Open Market properties or self-build;• Development will be small, proportionate and comply with the design guide/code.

4.6 Self-Build

National policy indicates that councils should plan for the needs of 'people wishing to build their own homes'. 'Self-build' is defined as a project where an individual directly organises the design and construction of their own new home.

The Dorset Council Self-Build Register provides evidence that there is a strong interest in self-build. HOUS3 policy states that this type of build can be included in an affordable development as long as the conditions are the same, and the building remains available to local people in perpetuity. HOUS6 lists the circumstances where a self – build would be permissible, replacement of an existing dwelling (HOUS9), subdivision of an existing home (HOUSE9), or through the conversion of an existing building.

It is accepted that these types of developments are usually individual in style, but they will need to reflect the local character and fit within the intention of small development that retains the in

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character of the villages and follows the principles detailed in the Design Guide/Codes and are sustainable.

Whilst community engagement hasn't addressed this issue, the Housing Needs Survey identified three households that would prefer to self-build.

DEV 10 - Policy	Description
Self-Build	Self-build will be permitted under the following conditions: <ul style="list-style-type: none">• Whilst often individual in style they will need to reflect the local character via the design guide/codes.• Be built by a family with a local connection and a defined housing need; and,• Subject to section 106 condition that ties future ownership to a local connection.

4.7 Occupational Dwellings

Dorset Council planning policy HOUS7 makes clear when it will be appropriate to allow permanent dwellings for full-time workers in agriculture, forestry or other rural businesses (and new temporary dwellings for full-time workers in agriculture) outside local plan development boundaries or in the Green Belt. That it will only be permitted where it is essential for the existing proper functioning of the farming, forestry or other rural enterprise for one or more full-time workers to be readily available at most times.

Applicants will be expected to demonstrate why the identified accommodation needs could not be met in other ways, for example by living in a nearby town or village or making use of accommodation already existing on the farm, area of forestry or rural business unit.

The issue of poor availability of worker accommodation was highlighted in the business survey. This paper recommends the requirement reuse/repurposing of existing farm buildings (see 4.8 below) may meet these needs as part of a wider development options for such buildings and has been covered in that policy as appropriate development.

4.8 Reusing Buildings

Dorset Council policy DEV8 lays out the circumstances under which development of existing buildings will be permitted. Any such development would need to be:

- outside a settlement boundary:²⁴
- if building is permanent, the loss of the building doesn't lead to a replacement building;
- that it is for residential use if the structure lends itself to this modification, affordable housing, rural workers, employment, community uses, or tourist accommodation then reuse would be permitted subject to planning approvals.

²⁴ Whilst this element of the policy was raised with Dorset Council – further clarification is required. At this stage there are no settlement boundaries defined.

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The policy goes on to say:

- the intended reuse can be achieved without the need for complete or substantial reconstruction of the existing building or any extension of the curtilage other than exceptionally, a small-scale extension;
- any proposed extension to the existing building is modest in scale; ancillary in nature; subordinate to the main building; and necessary to meet the essential functional requirements of the intended reuse; and
- the scheme for reuse should make a positive contribution to local character and include the retention of any features of historic or architectural importance on, or associated with, the existing building.

Whilst Dorset Council's approach to this policy is proscriptive, the Local Plan does recognise the unique and individual nature of such projects.²⁵

Farms in the neighbourhood area have remodelled or added to their buildings to accommodate changing business needs leaving older stone buildings unsuitable for current farming methods falling into disrepair. These buildings offer a positive opportunity to the provision accommodation across a wide range of tenures and uses whilst retaining the heritage contribution to the local character of the of the area. Whilst the community have been clear on the nature of housing development, there is a strong case to support the development of heritage assets not purely to maintain the historic value but also enhance them through thoughtful development that not only fulfils a business need but also brings a new dimension to life in the Neighbourhood Area.

The inclusion of open market and tourist accommodation, and business uses (workshops) will enable the funding required for a complex refurbishment.

DEV 11 - Policy	Description
Reusing Buildings	<p>The reuse of farm buildings will be permitted to retain heritage or architectural features that may otherwise fall into disrepair, thereby maintaining their contribution to the local character of the Neighbourhood Area.</p> <p>Development of this nature must be strictly controlled, conform to the prevailing local policy (DEV8), design guide/codes and include a mixed residential use (to market, affordable, workers accommodation, tourism) where achievable.</p> <p>It should include business use workshops, employment and a community element/space if the scale of the development permits.</p> <p>This may well be a heritage policy – might benefit from a list of heritage assets – discuss with Michèle.</p>

²⁵ A detailed account of this policy is detailed in the Local Plan (emerging) 2021 – para 2.6.24 & 2.6.26 – 2.6.37 page 39 to 41.

4.9 Sustainable Construction

Development is considered the largest user of global resources. This sector alone is responsible for approximately 50% of the worldwide consumption of raw materials and is a significant waste producer. In the UK the property industry accounts for 25% of the nations carbon footprint.

Sustainable construction involves using renewable and recyclable materials on building projects to reduce energy consumption and toxic waste. The primary goal of this initiative is to decrease the industry's impact on the environment by utilising sustainable construction procedures, practicing energy efficiency, and harnessing green technology.

There are seven sustainable construction principles:

- **Sustainable Design:** include environmentally friendly construction into the design stage.
- **Durability:** use resistant materials and goods in construction.
- **Energy Efficiency:** From the equipment used to the devices within the building – heating, illumination, appliances that are energy efficient.
- **Waste Reduction:** low impact products reused from previous projects that are sustainably sourced. Plan to reduce waste with effective waste management.
- **Indoor Air Quality:** Poor air quality/pollution can severely impact interior settings and impact people's health. High temperatures and humidity will elevate the impact. Buildings must have effective ventilation systems.
- **Water Conservation:** water is an increasingly valuable resource – pollution and climate change impact freshwater supply. Effective water management through construction and in building contribute to water conservation.
- **Sustainable Building Materials:** wood instead of steel, natural fibre reinforced concrete, crop derived geotextiles, bails if straw, certified responsibly sourced materials.

Any development should recognise the importance of sustainable and green building methods. With the increased interest in sustainability and energy conservation, new advances in technology, materials, and practices have been developed to enable and promote overall efficiency.

One of the best ways to implement sustainability in construction is through materials. Technological advancements have paved the way for a new generation of more robust, lighter, and renewable building materials such as insulated access doors and panels, which can help push traditional practices to be more environment-friendly.

These ecological materials also help promote a cleaner Earth by reducing the carbon footprint of the buildings that utilize these elements. They have the same purpose as their non-renewable counterparts while also aesthetically pleasing and much more efficient whilst still retaining the character of the area.

The UK government net zero target of 2050 is and will continue to address the impact of construction. Policy is in place, as are measures captured by building control.

DEV 12 - Policy	Description
Sustainable Construction	<p>Construction of new buildings will be required to evidence their sustainable construction principles in their applications.</p> <p>New buildings and extensions or alterations to existing buildings should incorporate construction and landscape features to reduce carbon use and support biodiversity. The new Building Regulations Part L (2022) include targets for primary energy use, carbon emissions, fabric energy efficiency and minimum standards for building fabric and services. Part L1A applies to new buildings and L1B to renovations</p>

. . . .

4.10 Nutrient Neutrality²⁶

Nutrient pollution is a major environmental issue for many of our most important places for nature in England. In freshwater habitats and estuaries, increased levels of nutrients (especially nitrogen and phosphorus) can speed up the growth of certain plants, disrupting natural processes and impacting wildlife. This process (called ‘eutrophication’) damages these water dependant sites and harms the plants and wildlife that are meant to be there. In technical terms it can put sites in ‘unfavourable condition.’ The sources of excess nutrients are very site specific but include sewage treatment works, septic tanks, livestock, arable farming and industrial processes.

Nutrient neutrality aims to enable developers to demonstrate they will cause no additional nutrient damage to Habitats Sites already in ‘unfavourable condition’. Local mitigation will enable developments to proceed alongside the potential to provide multiple added benefits for biodiversity and recreation.

Nutrient neutrality provides a mechanism by which development that would otherwise be prohibited on the grounds of nutrient pollution may be given consent if mitigation is put in place. Using nutrient neutrality, developers only pay for mitigation required to counteract nutrients generated by their development.

DEV 11-Policy	Description
Nutrient Neutrality	<p>Applications for net new residential development within the Neighbourhood Area will only be supported if they are able to demonstrate nutrient neutrality and, where necessary, deliver appropriate mitigation to ensure this requirement is met.</p>

²⁶ Natural England – Nutrient Neutrality and Nutrient Mitigation

5. Assessing the Housing Need²⁷

5.1 Housing Needs Assessment

Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.

The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.²⁸ The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for.

The approach taken by the Neighbourhood Plan was to form the basis of policy on the outcomes of a Housing Needs Survey and not undertake a Housing Needs Assessment for the following reasons:

- Dorset Council have already undertaken a housing assessment using the standard method that includes the neighbourhood area, which was designated tier 4 (small villages) and not subject to a housing quota;
- The emerging Dorset plan also states that any development, through the neighbourhood plan, should have already taken account of 'local needs' and considered the scale of development that the village can accommodate; and,
- The Housing Needs Survey would identify the 'local need' for a small community.

This approach was agreed by Dorset Planning xxxxxxxx

5.2 Housing Needs Survey

Rural Exception Sites allow the provision of small affordable housing in perpetuity if there an identified Housing Need. On this basis the Parish Council requested Dorset Council to undertake a Housing Needs Survey (HNS), which they did between 1st– 25th November 2024. The survey was designed to identify the current housing need and to understand the level of support for affordable development and guide future housing and planning strategy in the area.

The survey asked questions regarding the current housing situation, local connection to the parishes, the potential need to move within or into the area and asked for opinions regarding support for small scale affordable housing developments and suggestions on where it might be situated.

The HNS was extensively promoted prior to and during the survey period. There were 134 responses to the survey which included 11 with a local connection but not resident. Of the 247 households it is estimated that 50% responded to the survey. A supplementary survey was carried out between 6-12 February 2025 to clarify some of the responses.

²⁷ Housing Needs Survey – Report – the content in this section is drawn from the findings in the report which can be found XXXXXXXXXXXX

²⁸ See 3.1

5.3 Housing Need Register

Dorset Council has 6,662 households on the housing register. The allocations policy enables those with the greatest need to bid on properties but also places people with a local connection to the area as a priority. This is particularly important in rural Dorset, where these connections are needed due to a lack of ‘on the doorstep’ services and to help communities become self-sustaining. A local connection means living or have lived in the community, have family who are living or have lived in the community, or work in the area for more than 16 hours a week.

Puncknowle & Swyre – Local Connection Housing Need				
14/01/2025				
Count of Band	Bedrooms			
Row Labels	1	2	3	Total
Band C – medium housing need	3		2	5
Band D – low housing need	1	1		2
Total	4	1	2	7

Fig 1: Housing Register

There are a total of 25 homes required by people who named Puncknowle and Swyre as a ‘preferred housing’ area rather than through a local connection. This number does not qualify as part of the housing need for an exception site but may be considered if the supply exceeds the local need, or the need changes over the period of the Neighbourhood Plan.

5.4 Housing Needs Survey Outcomes

Puncknowle & Swyre – Housing Need According to tenure				
14/01/2025				
Count of Band	Bedrooms			
Row Labels	1	2	3	Total
Social Rent	4 ²⁹	3	2	9
Shared Ownership			1	1
Open Market				
£200,000 - £300,000 (Discount)		3	1	4
£300,000 - £400,000			1	1
£400,000 - £500,000 (Self Build)			1	1
Over £500,000		1	1	2
Self-Build			3	3
Total				21

The details above include the housing register numbers. One resident stated private rent but has been included in social rent. 4 households have funds that would place them in the Discounted Market/First Homes category and 1 household requesting shared ownership. The remaining 7 wish to access Open Market housing or self-build. They didn’t state affordable as a requirement and have funds to compete in open market housing (current values).

²⁹ One ground floor

5.5 Affordable Housing Survey Outcomes

The following grid includes those who expressed a need for affordable housing through the HNS and those on the housing register with a local connection³⁰. One person was on both the register and completed the survey.

Puncknowle & Swyre – Housing Need According to tenure				
14/01/2025				
Count of Band	Bedrooms			
Row Labels	1	2	3	Total
Social Rent	4	3	2	9
Shared Ownership			1	1
Discounted/First Home		3	1	4
Total	4	6	4	14

Both shared ownership and discount homes qualify as affordable housing.

5.6 Community Tenure Needs

Due to the constraints on development in neighbourhood area the option for affordable housing development would be via a Rural Exception Site. Planning permission for Exception Sites are dependent upon the land only being used for affordable housing in perpetuity, and therefore excludes Open Market, unless a planning is given as part of the funding of the affordable homes.

Households that expressed a need for open market housing and have the funds to do so will need to compete to purchase properties in the neighbourhood area. If they do not have the funds or are unable to access Open Market properties, they would be able to access the affordable option through Discounted/First Home, shared ownership or social rent until they are able to do so.

The HNS is clear that some households only want open market properties, but it is not clear whether the lower end values would accept Discounted/First Homes which meet the community need. First Homes are discounted by a minimum of 30% against the market value, but local areas (local authorities and neighbourhood planning groups) might require a larger minimum discount of 40% or 50% to ensure the homes are affordable to local people (as a primary residence).

The discount will apply in perpetuity, meaning it will be passed on to the next buyer each time the home is sold. Subsequent buyers must meet the Discounted/First Homes³¹ eligibility criteria. On the first sale, a restriction will be registered on the property’s title at HM Land Registry to ensure the discount and other restrictions apply to future sales. The first sale must be at a price no higher than £250,000 after the discount is applied. Local areas have the discretion to set lower price caps if they can demonstrate a need. The price cap will not apply to any subsequent sales.

³⁰ One person was on both the register and completed the survey.

³¹ Discounted Market Homes and First Homes can have the same constraints placed upon them. Whist First Homes meets the first-time buyer (young families) but it isn’t necessarily a good fit for future local housing needs. There may be divorced or widowed individuals, or purely single. Mortgage companies are more flexible with Discounted Market Homes.

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One person stated a need for shared ownership, which is available if they can't afford the deposit and mortgage payments for a home that meets their needs. A share of the property would be purchased (on reduced deposit) and rent paid on the portion they don't own with the option to purchase a larger share later. The rent element would need to be paid to a housing association or similar. For practical purposes this may be better placed as a Discount/First Home option as there will be conditions on the sale to ensure it remains affordable.

Self-build was well represented in the survey, but if this were to form part of the rural exception site then the same rules apply for all other tenure types – affordable in perpetuity.

Whilst the survey identified a need the affordable element was low. But the figures increase with the inclusion of the housing register data and assumed Discount First Homes for households at the lower end of the open market group (£200,000 - £300,000).

5.7 Community Support for Affordable Housing

As well as understanding the need for affordable housing it was important to assess community views on small scale affordable housing development and whether they would support it.

Option	Total	Percent
Yes	91	67.9%
No	11	8.21%
Maybe	32	23.88%
Not Answered	0	0%

The support was very positive with 91 yes, and 32 maybes' (generally wanted to ensure any affordable development would be guaranteed in perpetuity). There were 11 'no' responses who primarily wanted to protect the villages from overdevelopment.

Whilst people who responded to the survey suggested sites the eventual destination for any development will be based on available land, which has yet to be determined.

5.8 Delivering Affordable Housing

The community have stated support for affordable housing in perpetuity in support young families and local people who live and work in the area. The measures in place to protect the landscape, heritage assets and the tier 4 status of the neighbourhood area makes any development difficult, but rural exception sites enable the delivery of affordable housing in perpetuity where there is an identified local need but are conditional on the need being evidenced (5.1 above).

The sourcing of land (at the time of writing) has not been undertaken. If land is available and meets the criteria the Parish Council will agree and source partners (e.g. housing association) to deliver the project. What is clear from section 5.2 is that whatever delivery model is selected the community will be involved to a greater degree if the development is via a (Rural) Exemption Site, and it is likely to be a CLT/Housing Association hybrid based on current evidence.

It should be noted that finding partners for building and eventually managing a small development site will be difficult, and to be both successful and meet the community need will require a significant commitment from the community.

The HNS is a snapshot of need based on responses from the community at a given time. Through the process of developing affordable housing in the area it is likely that demand will increase with

greater awareness of the project, particularly if it goes ahead. Further work would be required ahead of any planning application to ensure the need is captured.

It is recommended that the Parish Council actively monitor the requirement for affordable housing and encourage the use of the Dorset Council’s housing register to ensure that the need is captured through effective community engagement.

DEV 14 - Policy	Description
Affordable Housing	<p>Affordable is the identified local need for housing in the neighbourhood area.</p> <p>An affordable housing development will be delivered through an exemption site application to Dorset Council for the identified local need.</p> <p>All affordable housing in the development will remain affordable in perpetuity for people who live and work in the area and with a local connection that are unable to access open market housing.</p> <p>Affordable in perpetuity will be subject to a legal agreement both via land use and household leases.</p>

6. Exception Sites

6.1 Dorset Local Plan/West

An exception site is a small site that is allowed as an exception to normal local plan policies, in areas where housing would not normally be permitted, to deliver affordable housing in perpetuity. Requiring these exception sites to provide 100% affordable housing keeps land values relatively low, helping to meet identified local housing needs.

Exception sites should be small scale (proportionate in size to the existing settlement) and located within or on the edge of villages or towns. Small-scale exception sites within the green belt may be appropriate in accordance with national policy for green belt and the impact of the proposal on the Green Belt purposes. Larger-scale sites that could result in unbalanced communities are not normally acceptable as exception sites.

National policy indicates that exception sites should seek to address the needs arising from a local community by accommodating households who are either current residents or have an existing family or employment connection. Any local need for affordable housing, which could not be met in other ways (for example on the open market), should be identified and should relate to the town, main settlement, parish, or (in the case of small rural communities) group of parishes where the proposed scheme would be located.

The number, size, type and tenure split of the affordable dwellings proposed on an exception scheme should aim to address the identified local need for affordable housing.

In designated rural areas, the greatest need is often for social or affordable rented housing. Affordable home ownership products, including shared ownership housing, and self- and custom-built housing that meets the national definition of affordable housing, may also be permitted on exception sites if a local need has been identified. The homes on these sites should remain affordable in perpetuity.

6.2 Affordable Housing on Rural Exception Sites -Options

Affordable Housing on Rural Exception Sites can be delivered through a several delivery models, with Community Land Trusts (CLT) giving the highest level of community control. Although, in most of the following examples, conditions can be applied during the establishment of the project, such as Section 106 planning agreements (local connection), or covenants in property deeds.

Who are they	What they do	Be aware of
<p>Housing Association Not for profit organisations. they are often registered as Community Benefit Societies and may have charitable purposes or be a registered charity.</p>	<p>Allocated and windfall market led sites where a % of the homes are affordable.</p> <p>The housing association buys the properties and then allocates, manages and maintains the affordable homes</p> <p>Rural Exception Sites.</p> <p>They may be involved in First Homes Exception Site developments.</p> <p>100% affordable housing sites, which they may own themselves.</p>	<p>The community will be involved to different degrees depending on the type of site. It will be greatest on a Rural Exception Site.</p> <p>Housing associations have access to a range of finances that can readily be used to fund new homes. This includes agreed loans, internal subsidy and public grant.</p> <p>In most villages with populations of 3,000 or fewer, housing association properties built:</p> <ul style="list-style-type: none"> • for rent cannot be bought by the resident; • residents of Shared Ownership housing can only buy up to 80% of their home. <p>(also applies to private owner and housing association below)</p>
<p>Local Authority</p> <p>Some local authorities build new affordable housing themselves. This may be as the Council or through a company they have set up and run.</p>	<p>Allocated and windfall market led sites where a % of the homes are affordable. The local authority buys the properties and then allocates, manages and maintains the affordable homes.</p> <p>Rural Exception Sites.</p> <p>They may be involved in First Homes Exception Site developments.</p> <p>100% affordable housing sites, which they may own themselves.</p>	<p>Residents of homes built for rent by local authorities will be able to buy their homes under the Right to Buy.</p>

<p>Stand-alone Community Land Trust or other community housing organisation These are legally constituted groups, usually Community Benefit Societies, often with charitable purposes or independent charities.</p> <p>Included in this category are CLTs, Co-operatives, Cohousing groups, and some forms of Self and Custom Build.</p>	<p>Allocated and windfall market led sites where a % of the homes are affordable. The housing association buys the properties and then allocates, manages and maintains the affordable homes.</p> <p>Rural Exception Sites.</p> <p>They may be involved in First Homes Exception Site developments.</p> <p>100% affordable housing sites.</p>	<p>Under this option the community group are responsible for all aspects of the development and long-term management of the properties, whatever type of site is involved.</p> <p>Residents of rented properties owned by a formal community housing organisation that are built without public grant cannot buy their home and the CLT/housing group can restrict the percentage of an affordable sale home the resident can buy or use a covenant to control resale price.</p>
<p>A partnership between a housing association and Community Land Trust The legal form of the organisations is as set out for housing associations and community housing organisations.</p>	<p>Allocated and windfall market led sites where a % of the homes are affordable. The housing association buys the properties and then allocates, manages and maintains the affordable homes.</p> <p>Rural Exception Sites.</p> <p>They may be involved in First Homes Exception Site developments.</p> <p>100% affordable housing sites.</p>	<p>The community will be involved to different degrees depending on the type of site. It will be greatest on a rural exception site.</p>
<p>Private developer with housing association buying and then managing the affordable homes These are private for-profit organisations. They range from local small enterprises to large national organisations.</p> <p>The developer will build the homes and usually a housing association or community housing association will usually buy and then let or manage the affordable homes.</p>	<p>Allocated led sites where a % of the homes are affordable. The housing association buys the properties and then allocates, manages and maintains the affordable homes.</p> <p>They may be involved in First Homes Exception Site developments.</p> <p>A developer’s involvement on a rural exception site will be solely as a contracted builder.</p> <p>Features to be aware of</p>	<p>Opportunities for community engagement are significantly less than for schemes developed by other organisations.</p> <p>Residents of properties owned by a formal community housing organisation that are built without public grant cannot buy their home and the CLT/housing group can restrict the amount of a sale home the resident can buy or use a covenant to control resale price.</p>

7. Community Infrastructure

7.1 Existing Community Infrastructure

Whilst the neighbourhood area sits within the National Landscape and Heritage Coast giving access to an extensive network of public rights of way and bridle ways, indoor community facilities and recreational green spaces are limited, particularly in West Bexington and Swyre.

Name	Parish/Village	Description
St Mary's Church	Puncknowle	St. Mary's church is a grade 1 Listed building; a Norman church with later additions in 17th and the early 19 th century. Burials are accommodated in the large Burial Ground in Rectory Lane.
Allotments	Puncknowle	The allotments are owned by the Napper Charity Trust and run by a committee of volunteers. There is an orchard and full or half sized plots to grow fruit, vegetables, flowers and/or to keep chickens. Need to know the size of the plot and number of allotments.
Playing Fields	Puncknowle	Has a junior football pitch, swings, slide and outdoor trampoline, picnic tables and benches. Owned and managed by the Parish Council, with occasional volunteer working parties. Well used by local children, particularly those from Puncknowle and Swyre.
The Village Hall	Puncknowle	Available for hire – has kitchen and toilet facilities. Used by the community for a variety of group-based activities and events.
The Crown Inn	Puncknowle	A 16 th century thatched village pub, located in the centre of Puncknowle, with a beer garden and views over the Bride Valley. Open 5 evenings and 3 days in winter.
The Lemon Tree	Puncknowle	Café, Airbnb and bar.
Holy Trinity Church	Swyre	Known to have existed since the 13th century, with the earliest record of a rector there dating to 1297. The oldest parts of the existing church date to the 14 th century.
The Egg Cup Tearooms	Swyre	Tearooms (café) and Animal Farm. Animal feeding, indoor soft play area in barn, outdoor play area and pedal carts.

Modbury Farm Shop	Swyre	Sells fresh produce, dried goods and gifts, with a focus on local suppliers. Open daily in the summer.
The Manor House Hotel	West Bexington	4 bedrooms available. Serves food and drinks all week, has a cellar bar and conservatory with sea views. Limited days and hours in winter.
The Club House	West Bexington	A seafood restaurant just off Chesil Beach, open for breakfast, lunch and dinner during the summer season, closed for two months during the winter.
Tamarisk Farm Shop	West Bexington	Sells their own organic meat, eggs, vegetables, flowers, wool, sheepskin and organic grains, all reared and grown on their farm at West Bexington. Open two half days per week.

7.2 Dorset Council³²

The provision of community facilities is important for the health, social, educational, spiritual, recreational and cultural wellbeing of the community. The need for additional facilities is likely to arise through the plan period due to growth in homes and employment.

In rural settlements, facilities can provide a key focus in helping to maintain a sense of community and in creating more sustainable settlements enabling day-to-day needs to be met locally, reducing the need to travel. Such facilities are encouraged to locate within or immediately adjoining existing settlements, particularly where new housing development is permitted. However, in some areas, it may not always be possible to meet local community needs within existing settlements. In such instances, development appropriate to a rural area may be permitted where located to be accessible to the community it supports.

Dorset Council planning policies COM2 & COM1³³ outline the principles applied to new and the retention of community facilities.

7.3 Community Services

The neighbourhood area community services are primarily business focused whether it be the business of faith or retail. There are pubs, a restaurant, hotel (small) and shops that primarily cater for the tourist season and would be unsustainable if they only relied on the local community. The dependency on trade from tourism also increases the price point, making the use of hospitality inaccessible for some in the community. Having said this the existing services already struggle to maintain business and they should not be subject to further competition.

The two churches in the neighbourhood area are listed and enhance the heritage value of the area, but are faith based and therefore limited in terms of community use. The longer-term sustainability of the churches is in doubt with falling attendance and rising maintenance costs it

³² Dorset Local Plan 2021

³³ Dorset Council Local Plan 2021 – page 226 & 229

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is likely they will close. Consideration should be given to the future of these assets, although their disposal will be the responsibility of the Church.

The community services that are not businesses are limited to the Village Hall (owned by the Church), the playing field and allotments, which are all in Puncknowle and managed through committee. This may be due to the development of Puncknowle being greater than both Swyre and West Bexington. Whatever the reason there is an imbalance that should be addressed.

7.4 Future of Community Services

Opportunities for community recreational spaces, workshops and green areas promoting biodiversity should form part of any development that actively engage all age groups in the support of a greater understanding of where they live, improved health and promote community cohesion.

7.5 Community Levy³⁴

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) was introduced by the Planning Act 2008. It enables local authorities to deliver infrastructure in support of development in their area, through the adoption of a charging schedule. The levy is charged at a set amount per square metre of additional floor area and increases each year on 1 January.

On 1 April 2019, Dorset Council became the charging authority for the rural part of the county and administers the four CIL Charging Schedules, adopted by the former councils. The West Dorset Area implemented 18 July. North Dorset has a section 106 planning obligation (s106) which achieved the same outcome via an alternative route. In 2023/24 £5 million was raised through these mechanisms.

CIL are established based on the square meterage of the development area (buildings) Dorset Council can and does exempt certain developments from CIL.

In accordance with CIL Regulation 59A, Dorset Council has a duty to pay a local council a proportion of the relevant CIL receipts from chargeable development that occurs within the area administered by the Town or Parish Council. The amount paid is either 25% for councils with an adopted Neighbourhood Plan and 15% for those councils without an adopted plan. In accordance with CIL Regulation 59D, payments are made in April and October of each year to cover the receipts collected in the previous 6 months. CIL funds should be held by the authority in support of community development projects.

The policy for Community Infrastructure (DEV15) needs to be assessed in terms of the CIL – which is a community infrastructure tax on development. Whilst the community only receives 15%/25% of the funds placing additional burdens on development may not be appropriate. This is a question for Dorset Council.

Youth Survey should consider this, and the community survey – COVID impact.

DEV 15 - Policy	Description
Community Infrastructure	Any new development should consider the includes a community element that promotes the health, wellbeing and

³⁴ Dorset Web page - CIL

	<p>enjoyment for the entire community. This could include, planting and other biodiversity initiatives, workspaces, play areas proportionate to the size of the development.</p> <ul style="list-style-type: none"> • Any community infrastructure must meet a defined community need. • Community Infrastructure development will comply with the design guide/code. • CLT funds will directly support community infrastructure.

8. Location of Housing - Call for sites

An approach to landowners either via a call for sites, or directly (due to the limited number) has not been undertaken.

It is clear from other Neighbourhood Plans

9. Site Assessments

TBD

10. Design Guide/Codes

TBD – is likely to have its own summary section.