

Planning Purbeck's Future

Purbeck Local Plan Part 1

Adopted November 2012



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Thriving communities in balance
with the natural environment

Policy CO: Countryside

Development in the countryside should aim to improve the sustainability of rural settlements, make a positive contribution to landscape character and enhance biodiversity.

Development outside of a settlement boundary (classified as 'countryside') will be permitted where it does not have a significant adverse impact either individually, or cumulatively on the environment, visually, ecologically, or from traffic movements, where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises small-scale outbuildings within the curtilage of existing buildings; or
- It is an employment use that would intensify or expand an existing employment site, or it is a new sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF: Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need and be in accordance with Policy GT: Gypsies, Travellers and Travelling Show People.

Reuse of Rural Buildings

The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would lead to an enhancement of the immediate setting.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District design guidance will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

Replacement Buildings

The replacement of an existing building in the countryside will be permitted, provided that the applicant demonstrates through the submission of a structural survey that the existing building is of a permanent and substantial construction, it is of the same use, is not the result of a temporary permission or series of temporary permissions, has an established lawful use and the proposed replacement building is not disproportionately larger than the size of the building which it replaces.

Extensions

The alteration and extension of buildings in the countryside should:

- Not result in a disproportionate addition over and above the size of the original building; and
- Not detract from the character or setting of the original building.

Farm Diversification

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilise existing buildings, or are close to existing buildings.

Equestrian Development

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary); and
- They are appropriately landscaped.

Management and Enhancement of the Countryside

Estate owners wishing to develop opportunities such as housing, employment, tourism, renewable energy, community facilities and farm diversification schemes within their estate will be expected to work with the Council to identify opportunities within their wider land holding to make a positive contribution to landscape character and biodiversity and provide mitigation measures for European protected sites.