

Policy H14: Second homes

New housing in the Dorset National Landscape will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy will also be applied to changes of use to residential. This policy will not apply to:

- a. new homes which are commercially let for holiday makers; or
- b. a single home that is proposed as a replacement for an existing home which is not subject to the principal residence restriction.

This policy also applies to new homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12. The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence. Where an applicant is seeking permission for a commercial holiday let, the Council will restrict the use through a planning condition attached to the planning permission or by a planning obligation.

Occupiers of such homes will be required to keep evidence that they are meeting the condition or obligation, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner. Proof of occupation as a holiday let will be by verifiable evidence which could include, but is not limited to, audited accounts, booking records, marketing activity, Council tax records and payment of business rates.

Gypsies, travellers and travelling showpeople

- 213.** National policy sets out clear specific guidance regarding the approach to planning for gypsy and travellers and ensuring that sufficient provision is made for assessed need for additional pitches or plots forming part of ensuring objectively assessed needs for development are met. Planning policy for gypsy and travellers in this local plan specifically relates to the Purbeck area. The needs of gypsies, travellers and travelling showpeople in Purbeck, will also be considered as part of the Dorset Council Local Plan.
- 214.** The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was published October 2017. The GTAA assesses the needs for gypsies, travellers and travelling showpeople across Dorset.
- 215.** The GTAA uses the current planning definition of gypsies, travellers and travelling showpeople in 'Planning policy for traveller sites' (August 2015) and estimates that there is a need for 2 traveller pitches in Purbeck up until 2033.

Since the GTAA was published, the Council has received evidence of a further need for 4 travelling showpeople plots in addition to the pitches identified in the GTAA. The demographic base line used to calculate the Council's local housing need (LHN) calculation takes account of the accommodation needs of those people who are no longer included in the planning definition of gypsies, travellers and travelling showpeople.

- 216.** There are currently two authorised gypsy and traveller sites in Purbeck. Ash Oaks Park is a public site with 16 pitches. Little Acre is a private site with 1 pitch. The sites are situated close to each other near to Wareham within the green belt and a minerals safeguarding area. All of Little Acre is inside the 400 metre consultation zone for Morden Bog and Hyde Heath European site. Parts of Ash Oaks are also inside the 400 metres consultation zone for the same European site. The Council has not been able to identify any available and suitable sites for allocation through this plan to meet the areas accommodation needs of gypsies, travellers, travelling showpeople and those who have been excluded from the planning definition of gypsies, travellers and travelling showpeople. However, it will identify appropriate sites in the new council area to meet the assessed accommodation needs of gypsies, travellers, travelling showpeople and those people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople, as part of the preparation of the Dorset Council Local Plan.
- 217.** The Purbeck Local Plan's approach to planning for gypsy and travellers provides a complimentary planning framework in the interim period pending adoption of the Dorset Council Local Plan by establishing a positive criteria-based policy for considering gypsy and traveller applications. National planning guidance sets out key matters local planning authorities should take account of: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. It suggests that councils should also consider any locally specific criteria to assess applications that may come forward on unallocated sites. The effects that gypsies, travellers, travelling showpeople sites (and those sites for people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople) have on the national site network (including European sites) will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network, alone or in combination with other existing and proposed development and other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Applicants should provide full details of any mitigation measures needed to avoid or mitigate adverse impacts on relevant site(s) within the national site network with their planning application, and demonstrate that the mitigation can be delivered and maintained over the life

time of development.