



Sustainability assessment of 300 homes to be delivered at Wareham as part of the Wareham Neighbourhood Plan

300 homes for Wareham were assessed in the pre-submission SA [SD02] through Policy V1: Spatial strategy for sustainable communities, this included the allocation of devolving a housing requirement of 300 homes to Wareham Neighbourhood Plan and was assessed as having a mainly positive effect. At paragraph 7.1 there is an assessment of V1: Spatial strategy for sustainable communities where it states 'the policy directs development to existing settlements, including via allocation of a housing requirement to neighbourhood plan areas, and is assessed as having a mainly positive effect'. Detailed assessment of V1 is included at pages 1 to 2 of Appendix 1.

Clarification on the Sustainability Appraisal's assessments of reasonable alternatives in relation to Wareham

The Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment (SEA)) iterations have assessed all reasonable alternatives around Wareham including a strategy for 500 and 750 homes as well as 205 and 300 homes as part of the neighbourhood plan. Below sets out what was assessed at what stage.

In 2013, a scoping report (submitted alongside this statement) showed how housing development at Wareham was first tested for 500 homes. Please see page 41 of the Scoping report for details.

Following this, the Issues and Options SA consulted on in 2015 (submitted alongside this statement) included assessments of 'where should the Council focus new settlement extensions?'. Growth at Wareham was assessed on pages 57 and 58. In addition to this, the Council considered detailed assessments of three potential sites; two to the north and west of North Wareham on pages 67-69 and one to the west of Wareham on pages 69-71.

The Options SA in 2016 [SD52] assessed growth scenarios of 3,080 homes and more than 3,080 homes. Various strategies formed this amount; an infrastructure led approach pg. 55-61, focussing development at south west Purbeck pg. 62-68, and focussing development at north east Purbeck pg. 68-74. All of these scenarios included development of 705 homes at Wareham; 500 to the west and 205 to the north. Details assessments of the individual sites were assessed as shown on pages 155-162.

After this point in the plan making process the levels of housing need declined from 238 per year to 168 per year and so options were assessed once more to test different levels of growth.

Another sustainability appraisal looked at the proposals set out by Wareham Neighbourhood Plan and assessed them and alternatives against the plan's objectives. This is shown in the New Homes for Purbeck SA, 2018 [SD54]. Pages 153-161 demonstrate the assessment of two reasonable alternatives for meeting the housing need at Wareham. One alternative assessed two sites at North Wareham within the green belt, one alternative assessed one site within the green belt and others at Westminster Road industrial estate and St Johns road industrial estate. This document also shows how the Council assessed housing strategies that included 200 homes as part of Wareham neighbourhood plan pg. 61-86 [SD54].

The final SA [SA02] assesses the likely effects of the policies within the plan. The table found at paragraph 7.1 and full assessments on pages 1 and 2 of Appendix 1 contain assessments of Policy V1: Spatial strategy for sustainable communities assessed the likely effects of the housing policies in combination, this included devolving a housing requirement of 300 homes to Wareham Neighbourhood Plan and was assessed as having a mainly positive effect.

Individual sites at Westminster Road and St Johns Road were reassessed at this stage shown on pages 88-91 of Appendix 1.

The sites to the 205 homes to the north of Wareham are within the Neighbourhood Plan area and the west of Wareham for 500 homes is not.