



**Purbeck District Council
Sustainability Appraisal**

Purbeck Local Plan Review

**New Homes for Purbeck Consultation
January 2018**

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Introduction

Purpose of this report

1. The purpose of this report is to present the findings of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Purbeck Local Plan Review, New Homes for Purbeck, January 2018 Consultation.
2. Please note: The Partial Review was renamed as the Local Plan Review following the Options Consultation carried out in July 2016.
3. This document seeks to identify the economic, social and environmental impacts of the review, and suggests ways to avoid or minimise potential negative impacts and to maximise positive ones. It follows on from the Sustainability Appraisal of the Options Consultation that was undertaken in 2016 and the Sustainability Appraisal of the Issues and Options Consultation carried out in 2015.

Meeting the SEA Directive Requirements

4. The SA process, set out in government guidance (ODPM, 2004 & CLG, 2014) allows for the incorporation of a Strategic Environmental Assessment (SEA). The SEA meets the requirements of a European law on the environmental assessment of plans known as the Strategic Environmental Assessment Directive (SEA). The output of an SA is the Sustainability Report, which includes a Strategic Environmental Assessment (SEA) with baseline information and a prediction of the environmental impacts of the plan. From now on, reference to SA should be taken to mean “SA incorporating SEA”.
5. The table below shows which documents deal with the SEA Directive Requirements.

SEA Directive Requirements	Where covered
Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be give is (Article 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	This document
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	This document
The environmental characteristics of areas likely to be significantly affected	This document

SEA Directive Requirements	Where covered
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	This document
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)	This document
A description of measures envisaged concerning monitoring in accordance with Article 10	SA report on Pre-submission of Local Plan Review
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	SA Report on Pre-submission Local Plan Review and SA Monitoring Report

SEA Directive Requirements	Where covered
Provision of information on the decision	
<ul style="list-style-type: none"> • When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with • The measures decided concerning monitoring (Article 9) 	SA statement on adoption of the plan.
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	SA Report on Pre-submission Local Plan Review and SA Monitoring Report

What is sustainable development?

(Taken from Partial Review Options Consultation Document Sustainability Appraisal)

6. The most commonly accepted definition of sustainable development is:

'...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Source: Brundtland Commission, 1987

7. The UK government strategy for sustainable development 'Securing the Future' states that its aim is:

'To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations'.

8. The five guiding principles for sustainable development are:

- Living within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

Evolution of the Local Plan Review and accompanying SA

Purbeck District Local Plan Part 1 (PLP1)

The SA for the Purbeck District Local Plan assessed all these policies.

The PLP1 inspector raised concerns that the plan had not fully explored all housing growth potential in the district. The Council agreed to undertake a partial review of the plan by 2017 to look at potential for higher growth. Changes to government policy also mean that the review provides the opportunity to update out of date policies and introduce new policies.



Scoping Report for the Partial Review of PLP1

Prepared in 2013 (available at www.dorsetforyou.com/evidence/purbeck).



Partial Review of the PLP1 – Issues and Options Consultation (2015)

This includes options for housing growth in the district, changes to out of date policies and new policies. An SA covered the consultation document.



Partial Review of the PLP1 – Options Consultation (2016)

This document took forward the results of the Issues and Options consultation and provided more detailed and refined options and policies. An SA covered the consultation document.



Local Plan Review – New Homes for Purbeck January 2018 Consultation

The current stage of consultation. This consultation focuses specifically on housing issues, and asks questions about detailed policies and revised site options based on updated and new research. This SA report covers the January 2018 consultation document.



Local Plan Review – Pre-submission Publication

This document will be a final stage document. There will be an SA on this document, which will include mitigation techniques and monitoring proposals for the policies.



The Local Plan Review - adoption

The Local Plan Review will be adopted. An SA statement will be prepared on adoption of the plan.

Overview of Local Plan Review New Homes for Purbeck, January 2018, Consultation Document

9. At the examination of the Purbeck Local Plan Part 1 (PLP1), the Inspector raised concerns that the Council had not fully explored all housing growth potential in the district. Therefore, in the PLP1 the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth. This became a full review and is now known as the Local Plan Review.
10. As well as fulfilling the Council's commitment to explore the potential for additional development above that of PLP1, the Local Plan Review provides the opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.
11. The Issues and Options Consultation Document 2015 was the first stage of public consultation on the Partial Review. The document identified a number of key issues to address including:
 - the plan period
 - housing levels
 - settlement extensions on smaller sites
 - potential large housing sites
 - Green Belt.
12. Comments made on the Issues and Options Consultation Document in 2015 have been taken into account by the Council and resulted in the publication of the Options Consultation document (June 2016). This moved the Review process forward and identified preferred and alternative options for how Purbeck should be developed in the period up to 2033.

13. Following comments made on the options consultation, further research was carried out and has resulted in the publication of the New Homes for Purbeck consultation document (January 2018). The New Homes for Purbeck consultation focuses specifically on housing issues, and includes questions about where housing should be developed in the period up to 2033. The consultation also asks questions about potential new policies relating to second homes and small housing sites, and a potential change to the current policy on affordable housing tenure.
14. The New Homes for Purbeck consultation seeks to meet a lower overall housing need, as compared to previous consultations. This is because both updated evidence, and a recent Government consultation on a proposed new method of calculating housing need, suggest a reduced level of need in Purbeck.
15. As was the case with previous documents in the aforementioned evolution of the PLP1, the New Homes for Purbeck consultation document and its contents have been subject to assessment in accord with the requirements of the Strategic Environmental Assessment Directive (SEA) in order to predict and report on the environmental impacts of the plan. This document presents this assessment and is being made available for comment as part of the January 2018 consultation.
16. The sustainability assessments that follow cover:
 - options for housing sites, including proposals being considered through the Bere Regis and Wareham Neighbourhood Plans
 - approaches for restricting second home ownership,
 - a review of the settlement hierarchy,
 - a potential policy to allow small housing sites to come forward outside settlement boundaries, and
 - a possible update to the current policy on affordable housing tenure.
17. Following on from the sustainability assessments, this document offers a discussion of cumulative positive and negative effects arising from the possible changes or individual policies and an overview of the options' sustainability strengths and weaknesses.
 - A quick glance scoring of the options is provided in the section B3, evaluating the likely effects of the plan including a summary of alternative sites / policy options assessed against SA objectives.

Stage A: SA Process and Scoping

Purpose of Scoping Report

17. The first stage of the SA process is to produce a Scoping Report. The purpose of the scoping report is to identify the issues that we need to take into account when we do a SA of a plan, ensure that plans and strategies are as sustainable as possible and that all possible alternatives have been assessed. The Scoping Report for the Partial Review of the PLP1 was produced in September 2013 (www.dorsetforyou.com/evidence/purbeck). The key stages are outlined below.

Methodology for the Sustainability Appraisal Scoping Report (Stage A): Setting the context and objectives, establishing the baseline and deciding on the scope

18. There are five stages within Stage A, as follows:

Stage A1: Identify other relevant policies, plans and programmes, and sustainability objectives

This stage identifies environmental, social and economic objectives contained in other plans, programmes and policies that are most relevant to Purbeck. It also includes those that may not seem directly relevant but that ensure that we cover SEA requirements. Sustainability objectives for the SA are included in stage A4 (below) as part of the SA framework.



Stage A2: Collect baseline information

This stage summarises or expands on some of the data from Stage A1. It also takes any other relevant data available. It is set out as follows: Social Data, Economic Data, Environmental Data.



Stage A3: Identify sustainability issues and problems

This stage lists the key issues and problems raised in parts A1 and A2 and identifies their sources.



Stage A4: Develop the sustainability appraisal framework

This stage orders the issues into relevant themes. It then turns these themes into questions that we propose to use to assess draft options and policies.



Stage A5: Consult on the scope of the SA report

This stage ensures that the SA objectives will cover the likely significant effects of the plan. The three statutory consultees are English Heritage, the Environment Agency and Natural England.

Stage A1: Identify other relevant policies, plans and programmes, and sustainability objectives

19. This stage identifies environmental, social and economic objectives contained in other plans, programmes and policies that are most relevant to Purbeck. It also includes those that may not seem directly relevant but that ensure that we cover SEA requirements. Sustainability objectives for the SA are included in stage A4 (below) as part of the SA framework.
20. We summarised the following documents. The main findings are set out in Stage A3 (see below).

National and International Documents	Theme
National Planning Policy Framework	Cross-cutting
National Planning Practice Guidance	Cross-cutting
Bathing Water Quality Directive 76/1670/EEC	Water pollution
Nitrates Directive 91/676/EEC	Water pollution
Water Framework Directive 2000/60/EC	Water pollution
Bern Convention and EC Directive 92/43/EEC	Habitat
Bonn Convention and EC Directive 79/409/EEC	Habitat
Air Quality Framework Directive	Air pollution
Environmental Noise Directive 2002/49/EC	Noise pollution
Renewable Energy Directive	Renewable energy

Local Documents	Theme
Purbeck Local Plan Part 1: Planning Purbeck's Future	Cross-cutting
Purbeck Community Infrastructure Levy Charging Schedule	Cross-cutting
Swanage Local Plan	Cross-cutting
Arne Neighbourhood Plan	Cross-cutting
Bere Regis Neighbourhood Plan	Cross-cutting
Lytchett Matravers Neighbourhood Plan	Cross-cutting

Local Documents	Theme
Bournemouth Local Plan Core Strategy	Cross-cutting
Christchurch & East Dorset Core Strategy	Cross-cutting
North Dorset Local Plan Part 1	Cross-cutting
Borough of Poole Core Strategy and Partial Review	Cross-cutting
Design Supplementary Planning Document	Design
Dorset Heathlands Joint Development Plan Document	Habitat
Economic Development Strategy	Employment
Purbeck Employment Land Review parts 1, 2 and 3	Employment
Bournemouth, Dorset & Poole Local Economic Assessment	Employment
Purbeck Tourism Strategy	Employment (tourism)
Poole & Christchurch Bays Shoreline Management Plan (SMP2)	Climate change
Purbeck Strategic Flood Risk Assessment	Climate change
Strategic Housing Land Availability Assessment (part 2: Character Area Development Potential)	Housing
Purbeck Strategic Housing Land Availability Assessment (part 3: submitted sites)	Housing
Strategic Housing Market Assessment and update Purbeck summary report	Housing
Purbeck Housing Strategy	Housing
Residential Development Economic Viability Assessment and update	Housing
Community Infrastructure Levy and Development Viability Assessment	Housing
Purbeck Housing Needs Survey	Housing
Implications of Additional Growth Scenarios for European Protected Sites	Housing
Dorset AONB Management Plan	Landscape and heritage
Purbeck Landscape Character Assessment and management guidance areas outside the AONB	Landscape and heritage
Purbeck Green Belt Review	Landscape and heritage
Dorset Landscape Change Strategy	Landscape and heritage
Purbeck Heritage Strategy	Landscape and heritage
Jurassic Coast World Heritage Site Management Strategy	Landscape and heritage
Purbeck townscape character appraisals	Landscape and heritage
Purbeck conservation area appraisals	Landscape and heritage
South East Dorset Green Infrastructure Strategy	Recreation

Local Documents	Theme
Sport & Recreation Audit and Assessment	Recreation
Joint Retail Assessment - Christchurch Borough Council, East Dorset District, North Dorset District Council, Purbeck District Council	Retail
Retail Impact Assessment and retail consultants' statements	Retail
South East Dorset / Purbeck Transportation Strategy	Transport and accessibility
Local Transport Plan 3	Transport and accessibility
Purbeck Preliminary Transport Assessment	Transport and accessibility
Dorset Diamond – Purbeck LDF Development Impact Testing	Transport and accessibility

Stage A2: Collect baseline information

21. This stage summarises or expands on some of the data from Stage A1. It also takes any other relevant data available. It is set out as follows: Social Data, Economic Data and Environmental Data.
22. We gathered all the data we had on Purbeck as well as more detailed information on flood risk, landscape, townscape and other issues where we could use maps to provide more data. See scoping report for details (www.dorsetforyou.com/evidence/purbeck).

Characteristics and Issues in Purbeck without the implementation of the Partial Review

Likely evolution of the baseline without the Partial Review
<p>General</p> <p>Based on past trends, Purbeck is likely to continue to experience population growth, attributable mainly to inward migration.</p>
<p>Social</p> <p>Due to in-migration and the high quality of life in Purbeck, it is likely that house prices will continue to rise over and above salaries. The existing insufficient provision of affordable housing that is actually affordable is likely to continue to be a problem into the future, exacerbated by the high level of second and holiday homes in the District.</p> <p>Without the Local Plan Review, it would be difficult to ensure that new housing development is in the right location in terms of accessibility to services and facilities and in terms of affordability. It would also be difficult to ensure that new housing development meets the needs of the local population in terms of the type and size of housing provided, in particular the concern that there are too many flats, a lack of family housing and housing and facilities to suit the needs of an ageing population.</p> <p>Residents in Purbeck value their local services and facilities and would like to retain them into the future. Without the Local Plan Review, it would be difficult to ensure the retention of existing facilities and services and provide new facilities and services in conjunction with new development. The Local Plan Review may also provide the opportunity for rural villages and communities to consider their need for new and</p>

Likely evolution of the baseline without the Partial Review

improved facilities and services.

The Review ensures that new housing development is in the right locations in terms of sustainability, local support, accessibility to services and facilities, and the provision of SANGs.

Economic

Unemployment in Purbeck is likely to remain lower than as the national average due to dependence on tourism (although this is seasonal and generally low-paid work). Without the Review, the opportunity to address lower than average wages (county and national) and the reliance on short-term seasonal work may be missed.

The Local Plan Review provides the opportunity to look at options for economic growth at key employment sites across the District, particularly in industries other than tourism such as advanced engineering and environmental technology. It also provides opportunities to consider additional small-scale workspaces at new locations and ways to extend the tourism season.

The unique environment of Purbeck contributes to the economy, without the Review this may be less well protected with less opportunity for enhancements.

The Review provides the opportunity to focus development in the most appropriate locations in accordance with identified need may be missed.

Environmental

The amount of housing across the District at risk of flooding may increase with climate change. There are policies in PLP1 on flooding and coastal erosion. However, the Review provides the opportunity to ensure these are up to date.

The District has specific groundwater infiltration problems that are related to sewer capacity issues. These issues may not be fully addressed.

Much of the District cannot be developed as it is located within 400m of protected heathland. Across the District, nature designations and environmental constraints are also affected by the pressures of new development. Without the Local Plan review, the opportunity to improve such areas and ensure that suitable mitigation measures are provided by development proposals in a comprehensive way may be missed. Access to nature is important to residents and visitors and the Local Plan Review provides the opportunity to improve this whilst reducing disturbance to the District's most sensitive nature sites. The Local Plan Review can consider the provision of a range of options, including the provision of Suitable Alternative Natural Green Spaces.

Climate change could have a negative impact on the quality of SSSIs, while an increase in ownership of domestic pets could have serious consequences. Without the Local Plan Review, which provides the opportunity to steer development away from protected sites, negative impacts could continue.

Likely evolution of the baseline without the Partial Review

Many of the District's settlements are located within important and sensitive landscape locations including Heritage Coast and Area of Outstanding Natural Beauty. Other settlements are located within national planning designations such as Green Belt. Without the Review, opportunities to ensure that new development proposals are situated in the least sensitive locations could be missed.

Across the District, traffic congestion is a problem with some roads and settlements experiencing particular difficulties during the summer tourism season. Without the Local Plan Review, PLP1 policies will continue to mitigate the impact of new development. However, the Review provides the opportunity to locate new development in the most sustainable locations, consider specific transport improvements in relation to development proposals, and consider the provision of non-car borne provision e.g. improved green infrastructure connections, cycle ways and footpaths.

Stage A3: Identify sustainability issues and problems

23. This stage lists the key issues and problems raised in parts A1 and A2 and identifies their sources. In the scoping report, stage A3 summarises the main issues and opportunities (www.dorsetforyou.com/evidence/purbeck).

Issues and opportunities	Sub-theme	Main Sources
Social		
Issue of insufficient affordable housing.	Housing	Housing register; all town and parish plans; PLP1; Purbeck in Profile; Strategic Housing Market Assessment
Issue of high numbers of second homes and holiday homes.	Housing	PLP1; Purbeck in Profile; town and parish plans
Issue of concerns over too many flats and not enough family housing.	Housing	Housing Strategy; town and parish plans; emerging Swanage Local Plan; PLP1
Opportunity to choose from the large amount of land submitted by landowners for potential development throughout Purbeck.	Housing	Strategic Housing Land Availability Assessment
Issue that much of the district is within 400 metres of heathland and cannot be built on. All housing will need to contribute towards heathland mitigation. Opportunity for Suitable Alternative Natural Greenspaces (SANGs).	Housing	PLP1; Heathlands SPD and emerging DPD
Issue that residents value their local services and would like to retain them.	Community services & facilities	Purbeck Local Plan Part 1; town and parish plans
Issue that rural villages need new and improved community facilities.	Community services & facilities	PLP1; Purbeck in Profile; town and parish plans
Issue that Purbeck has an increasingly ageing population.	Community services & facilities	PLP1
Economic		
Issue that wages are lower than county and national averages.	Work	PLP1; Purbeck in Profile
Issue that wages in tourism can be low and are seasonal.	Work	PLP1
Opportunities for economic growth in advanced engineering; environmental technology; creative industries; and extending the tourism season.	Work	Economic Development Strategy
Issue that traffic congestion is a big problem on some roads and	Accessibility & transport	PLP1; town/parish plans; Purbeck in

Issues and opportunities	Sub-theme	Main Sources
through some settlements, particularly in the summer.		Profile; transport strategies
<i>Environmental</i>		
Issue that some settlements, for example Swanage, are particularly vulnerable to climate change and coastal change.	Flood risk & coastal erosion	Shoreline Management Plan, Strategic Flood Risk Assessment
Issue that much of the district is covered by nature designations and development puts pressure on them. Opportunities to improve them through mitigation measures.	Biodiversity & geodiversity	PLP1; Heathlands SPD
Access to nature is an important factor for many residents and visitors. Opportunity to improve this, whilst at the same time reducing disturbance to sensitive wildlife sites.	Biodiversity & geodiversity	PLP1; ward data
Issue that in some instances, the edges between settlements and the countryside are poor.	Landscape & heritage	Townscape character assessments; landscape character assessment (AONB and non-AONB)
Issue of a lack of town centre at Upton. Opportunity to create one.	Landscape & heritage	PLP1; Plan for Lytchett Minster and Upton; townscape character appraisal
Issue that much of the district contains important and sensitive landscape, for example Heritage Coast and part of the Dorset Area of Outstanding Natural Beauty.	Landscape & heritage	PLP1; Landscape character assessment (AONB and non-AONB); Green Belt Review
Issue that some landscape characters are in poor condition.	Landscape & heritage	Landscape character assessment (AONB and non-AONB)
Issue that some parts of the district would benefit from improved green infrastructure provision	Accessibility, biodiversity & geodiversity, recreation, landscape & heritage	PLP1; South East Dorset Green Infrastructure Strategy

Stage A4: Develop the sustainability appraisal framework

24. This stage lists the issues into relevant themes with linked SA objectives. It then turns these themes into questions that we propose to use to assess draft options and policies.
25. SA follows an objectives-led approach whereby the potential impacts of a plan are assessed in relation to a series of objectives for sustainable development. In line with other Dorset authorities, Purbeck used the RSS Strategic Sustainability Appraisal Framework as the basis for identifying objectives that would comprise the SA framework for Purbeck Local Plan Part 1. This was then further refined at the scoping stage of the Partial Review of the PLP1.

26. We have ordered the issues listed above by theme. Each theme links to an SA objective as set out below:

Issue (theme)	SA Objective based on issue identified
<i>Social</i>	
Housing	Meet as much of the district's housing need as possible.
Community services and facilities	Promote services and facilities where need is identified.
<i>Economic</i>	
Work	Harness the economic potential of tourism and widen employment opportunities.
Accessibility and transport	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.
<i>Environmental</i>	
Flood risk and coastal erosion	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.
Biodiversity and geodiversity	Protect and enhance habitats and species and local geodiversity.
Landscape and heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets.
Pollution and natural resources	Minimise all forms of pollution and consumption of natural resources.

27. The SEA Directive requires a number of issues (SEA topics) to be covered when assessing the likely significant effects on the environment (Annex 1 f). The table below shows the extent to which the SA objectives and themes encompass the range of issues identified in the SEA Directive.

SEA Topic	SA Theme	SA Objective
Biodiversity	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Population	Housing	Meet as much of Purbeck's housing need as possible
Human Health	Pollution	Minimise all forms of pollution and consumption of natural resources
Fauna	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Flora	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Soil	Pollution	Minimise all forms of pollution and consumption of natural resources

SEA Topic	SA Theme	SA Objective
Water	Water, Pollution	Minimise all forms of pollution and consumption of natural resources
Air	Pollution	Minimise all forms of pollution and consumption of natural resources
Climate	Climate change	Reduce vulnerability to flooding and sea level rise and plan for climate change
Material assets	Housing	Meet as much of Purbeck's housing need as possible
Cultural heritage	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets
Landscape	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets

Compatibility of SA objectives with Partial Review of PLP1 Spatial Objectives

28. The spatial objectives of the PLP1 were developed and refined through the preparation of the plan and link with the Purbeck Community Strategy (2009). The spatial objectives enable the vision of the PLP1 to be achieved and remain unchanged for the Partial Review of the PLP1.

SO1	Respect the character and distinctiveness of Purbeck's settlements and countryside
SO2	Meet as much of Purbeck's housing needs as possible
SO3	Conserve and enhance Purbeck's natural habitat
SO4	Support local communities
SO5	Reduce vulnerability to climate change and dependence on fossil fuels
SO6	Ensure high quality, sustainable design
SO7	Conserve and enhance the landscape, historic environment and cultural heritage of the District
SO8	Promote a prosperous local economy
SO9	Provide an integrated transport system and better accessibility to services for everyday needs

29. We originally had 15 SA objectives, but now have 8 SA objectives, although these incorporate all of the issues addressed in the original 15 objectives as set out in the table below.

SA objectives: 2006 - 2012	SA objectives since 2012
Help make suitable and affordable housing available for everyone	Meet as much of Purbeck's housing need as possible
Give everyone access to learning, training, skills and	Promote services and facilities

SA objectives: 2006 - 2012	SA objectives since 2012
cultural events	where need is identified
Promote stronger, more vibrant communities	
Reduce crime and fear of crime	
Improve employment opportunities in Purbeck	Harness the economic potential of tourism and widen employment opportunities
Reduce poverty and help everyone afford a good standard of living	
Harness the economic potential of tourism in a sustainable way	
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport
Improve health and promote healthy lifestyles	
Reduce vulnerability to flooding and sea level rise and plan for climate change	Reduce vulnerability to flooding and coastal change and adapt to climatic changes
Protect and enhance habitats and species	Protect and enhance habitats and species and local geodiversity
Protect and enhance Purbeck's unique landscape and townscape and cultural and historical assets	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets
Reducing water consumption	Minimise all forms of pollution and consumption of natural resources
Reducing waste and minimising energy consumption and greenhouse gas emissions	
Minimising land, water, air, light, and noise pollution	

30. Each of the SA objectives can be turned into a question. We can use these questions to assess the sustainability effects of all the options we are dealing with.

Assessing the options – types of questions we can ask when assessing the options against SA objectives These are not exhaustive, but designed to prompt ideas when assessing the options.
Housing
Does the policy/plan/project/site: <ul style="list-style-type: none"> • meet as much of the district's housing need as possible? • provide a suitable housing mix? • help provide family housing?

Assessing the options – types of questions we can ask when assessing the options against SA objectives
These are not exhaustive, but designed to prompt ideas when assessing the options.

Community services and facilities

Does the policy/plan/project/site:

- assist in the provision of a service or facility for which there is an identified need?
- assist in the retention of a service or facility?
- help address needs of elderly residents?

Work

Does the policy/plan/project/site:

- harness the economic potential of tourism and widen employment opportunities?
- facilitate higher waged job provision?
- help to improve Purbeck's economy?

Accessibility and transport

Does the policy/plan/project/site:

- help everyone access basic facilities and services?
- reduce the need to travel by car?
- make public transport, cycling and walking easier and more attractive?
- maintain or enhance the quality and extent of public rights of way and recreational open space?

Flood risk and coastal change

Does the policy/plan/project/site:

- reduce vulnerability to flooding?
- reduce vulnerability to coastal erosion?
- take into account areas at risk from fluvial or coastal flooding?
- adapt to climatic changes?

Biodiversity and geodiversity

Does the policy/plan/project/site:

- protect and enhance habitats and species?
- recognise and enhance strategic wildlife corridors, including green infrastructure?

Landscape and heritage

Does the policy/plan/project/site:

Assessing the options – types of questions we can ask when assessing the options against SA objectives
These are not exhaustive, but designed to prompt ideas when assessing the options.

- protect and/or enhance the existing landscape and townscape?
- value and protect distinctiveness and increase resilience to climate change?
- maintain and enhance cultural and historical assets?

Pollution and natural resources

Does the policy/plan/project/site:

- promote renewable energy?
- promote energy efficiency?
- minimise pollution and consumption of natural resources?

Stage A5: Consult on the scope of the SA report

31. Comments were sought from the three statutory bodies and their comments have been taken into account during the preparation of the SA/ SEA reports.

Stage B: Developing and refining alternatives and assessing effects

32. There are 5 stages to Stage B as outlined below and all contribute to the main report, Stage C, which is the form this report takes.

Stage B1. Test the Local Plan objectives against the sustainability appraisal framework

This stage uses matrices to assess the local plan spatial objectives against the sustainability framework to assure compatibility.



Stage B2. Develop the local plan options including reasonable alternatives

This stage uses the baseline information and relevant research to develop reasonable alternatives. In developing the alternatives it looks at judgements and assumptions made.



Stage B3. Evaluate the likely effects of the Local Plan and Alternatives

This stage takes the reasonable alternatives and assesses them against the SA objectives.



Stage B4. Consider ways of mitigating adverse effects and maximising beneficial effects

This stage uses the assessment done in B3 and provides suggestions for alleviating adverse effects and maximising positive impacts.



Stage B5. Propose measures to monitor the significant effects of implementing the Local Plan

This stage suggests possible monitoring techniques to monitor the adverse or positive effects noted in the previous stages.

Further stages

Stage C. Prepare the sustainability appraisal report

This is the stage this document takes the form of. It presents options and reasonable alternatives and recommends possible mitigation and monitoring techniques.



Stage D. Seek representations on the sustainability appraisal report from consultation bodies and the public

This stage is due to be undertaken as part of the New Homes for Purbeck consultation due to take place in January 2018. Following on from this, any responses relating to the environmental report will be used to gather any further information needed and will help aid decision making.



Stage E. Monitoring the significant effects of implementing the plan or programme on the environment

This stage will take place later in the process and will develop aims and methods for monitoring any adverse effects.

Stage B1: Test the local plan objectives against the sustainability appraisal framework

33. Each of the original 15 SA objectives was assessed for compatibility with the PLP1 spatial objectives through the SA of PLP1 (see table below). As the 8 SA objectives used since 2012 incorporate all of the issues addressed in the original 15 SA objectives (2006 – 2012) it is not considered necessary to re-assess their compatibility in this SA.

Key: ✓ Compatible × Incompatible ? Uncertain o No relationship

SA Objectives (2006 – 2012)	SA objectives since 2012	Core Strategy Spatial Objectives								
		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
Improve health, & promote healthy lifestyles?	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	✓	✓	✓	✓	✓	✓	✓	✓	✓
Help make suitable housing available and affordable for everyone?	Meet as much of Purbeck's housing need as possible	×	✓	×	✓	×	?	×	✓	✓
Give everyone access to learning, training, skills & cultural events?	Promote services and facilities where need is identified	✓	o	o	✓	o	o	✓	✓	✓
Reduce crime & fear of crime?	Promote services and facilities where need is identified	✓	?	✓	✓	o	✓	✓	✓	✓
Promote stronger, more vibrant communities?	Promote services and facilities where need is identified	✓	✓	o	✓	✓	✓	✓	✓	✓
Improve employment opportunities in Purbeck?	Harness the economic potential of tourism and widen employment opportunities	×	✓	×	✓	?	?	?	✓	✓
Reduce poverty and help everyone afford a good standard of living?	Harness the economic potential of tourism and widen employment opportunities	?	✓	o	✓	?	✓	?	✓	✓
Harness the economic potential of tourism in a sustainable way?	Harness the economic potential of tourism and widen employment opportunities	✓	o	✓	✓	✓	✓	✓	✓	✓
Help everyone access basic services, reduce the need to travel by car	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	✓	✓	✓	✓	✓	✓	?	✓	✓

SA Objectives (2006 – 2012)	SA objectives since 2012	Core Strategy Spatial Objectives								
		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
& encourage cycling, walking and use of public transport?										
Reduce vulnerability to flooding and sea level rise & plan for climate change?	Reduce vulnerability to flooding and costal change and adapt to climatic changes	✓	x	✓	?	✓	✓	✓	x	✓
Protect & enhance habitats and species?	Protect and enhance habitats and species and local geodiversity	✓	x	✓	?	✓	?	✓	x	✓
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	✓	x	✓	✓	✓	✓	✓	?	✓
Reduce water consumption?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	?
Reduce waste & minimise energy consumption & greenhouse gas emissions?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	✓
Minimise land, water, air, light & noise pollution?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	✓

Stage B2: Develop the Local Plan options including reasonable alternatives

Assumptions and Judgements

34. The table below sets out judgements and assumptions that were made in assessing the Purbeck Local Plan Review against SA objectives. After which it lists any potential difficulties in appraising the options.

Short, Medium and Long Term Effects

35. It is assumed that any significant effects generated will be relative to the number of dwellings built out. Benefits are unlikely to be seen until the dwellings are built out which is more likely over the medium to long term to allow for construction phases. Negative effects are more likely to be noticeable during construction phases where noise pollution and HGV traffic is likely to be increased.

SA Objective	Judgements and Assumptions made when assessing each option
<p>Help meet as much of Purbeck's housing need as possible</p>	<p>The Purbeck Objectively Assessed Housing Need (OAN) Update (October 2017) looks at the district's objectively assessed housing needs. It takes into account a variety of factors, such as population growth, household formation, and the need to maintain facilities and services by ensuring there are enough homes to accommodate a working-age population.</p> <p>In addition to the Purbeck OAN update, the Government has recently consulted on a possible new method of calculating housing need. Both the Purbeck OAN update and the Government's new proposed method indicate a need for around 170 homes per year in Purbeck.</p> <p>If this annual need is applied over the period 2016 to 2033, this leads to a total need for just under 2,900 homes. Just under 1,200 homes are already planned for, meaning that the Council will need to seek to deliver around 1,700 homes through the Local Plan Review.</p> <p>The Wareham and Bere Regis Neighbourhood plans are likely to propose potential housing development sites amounting to around 300 dwellings in their areas.</p> <p>The Council then need to provide 1,400 homes elsewhere in the District.</p> <p>The Purbeck OAN update and the Government's new proposed method for calculating housing need do not take into account possible adverse effects upon European protected sites. However, this has been considered separately through the Habitat Regulations Assessment and consultation with statutory consultation bodies and this indicates that the district is still able to accommodate additional new homes. Options at this stage therefore concentrate on delivering as much of the objectively assessed housing need as possible whilst ensuring that adverse effects on European Protected sites are minimised and mitigated.</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>Summary: any additional housing development will make a positive contribution towards this objective.</p>
<p>Promote services and facilities where need is identified</p>	<p>The Council has commissioned a new retail study jointly with the Borough of Poole. This study shows that the Council may need to deliver an additional 600sqm (net) of food floor space in order to meet the district's needs.</p> <p>The concentration of additional retail development as part of a mixed use scheme at key locations will increase the accessibility of existing facilities and services for prospective residents and could make the facility/service more viable.</p> <p>Options have a positive effect in relation to this objective over the medium to long-term as more residents are located in settlements with existing schools, health care provision and other services and facilities that may become more viable and receive ongoing investment.</p> <p>It is assumed that the nearer the site is to existing services and facilities, the more sustainable it is likely to be. Also a small number of large sites are likely to be more sustainable than a large number of small sites.</p> <p>Summary: additional retail development and community facility provision is likely to make a positive contribution towards this target.</p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck</p>	<p>The largest of Purbeck's existing employment sites (Holton Heath and Dorset Innovation Park – formerly Winfrith Technology Centre) are located outside of the main settlements. Many of the existing sites are well established and most are fully occupied. It must be acknowledged that there is a spatial discrepancy between the location of major employment at Holton Heath and much of the proposed large scale housing development, and that some commuting is inevitable. However, employment provision at Dorset Innovation Park would be located close to new residential development subject to any options being delivered. The proximity to major employment sites is a consideration when assessing the sustainability of the individual sites.</p> <p>The construction of new residential development is expected to generate additional employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing businesses and encourage the location of new businesses in the District. However, the District is expected to continue to experience high levels of out-commuting to other towns, including Poole and Bournemouth.</p> <p>New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services. There is also potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast, which could undermine the tourism potential of the area. However, it</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or that the effects would be appropriately mitigated.</p> <p>Summary: additional residential, tourism and employment development will make a positive contribution towards this target.</p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking & use of public transport?</p>	<p>Development concentrated in the towns and key service villages will help to reduce the need to travel as prospective residents use more local services and facilities and, where possible, access local employment opportunities. The increased use of local services and facilities will in-turn raise expenditure, enhancing their long-term viability.</p> <p>New development in the countryside beyond the District's towns and key service villages is likely to be less well served by existing local services, facilities and employment opportunities and encourage car-borne access to a wider range of services and facilities elsewhere.</p> <p>Therefore, reducing the need to travel is more likely to be achieved where development is either concentrated in one area or where development is located in existing towns and key service villages.</p> <p>Summary: additional development could make a positive contribution towards this target.</p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</p>	<p>Across the district there is potential for new development to increase the risk of flooding both in the immediate vicinity of the development and elsewhere, for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with national planning guidance, and the requirements of PLP1 Policy FR such that any risk will be alleviated.</p> <p>Summary: policies and sites score neutral for this objective.</p>
<p>Protect & enhance habitats and species and local geodiversity</p>	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs), and the local environment is a major contribution to the economy. Consequently, there is potential for new development to have an impact on habitats and species. This impact is dependent on the location of the development and mitigation measures that are incorporated into development proposals.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review. Further detailed mitigation measures are also set out in the Habitats Regulations Assessment which consultants have prepared alongside the options consultation document.</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>On sites not protected by European designations, ecology will be a major consideration, and an ecological assessment will be undertaken, followed by appropriate mitigation. Due to the use of such mitigation, most options and sites have a neutral effect on this objective.</p> <p>Summary: policies and proposed sites score neutral or negatively for this objective at this stage.</p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?</p>	<p>Purbeck has high quality landscape, townscape, cultural and historical assets including the Dorset Area of Outstanding Natural Beauty (AONB), Green Belt designation, and Conservation Areas. New development has the potential to undermine these assets in both the short term during construction and in the long term once complete.</p> <p>Several policies aid protection of these assets including Policy DH restricts development to outside of a 400m heathland buffer zone and Policy PH helps protect Poole harbour.</p> <p>SANG's are one of two approaches set out in the adopted Dorset Heathlands Planning Framework SPD that provides the authorities with the assurance that additional development will not have significant negative effects on the nearby designated heathland sites. This combination of measures, agreed with Natural England, provides the authority with an important degree of flexibility in avoiding harm.</p> <p>Therefore it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example, the redevelopment of previously developed land, there is potential that development will result in landscape enhancements.</p> <p>Purbeck has a rich cultural and historic heritage. Sites with potential historical importance will need further investigation and it is assumed that any development that poses potential harm to historical assets will not be allowed.</p> <p>Initial site clearance and construction work including, HGV movements and building rubble are likely to cause a negative impact on the setting of the developments and those surrounding them in the short term.</p> <p>Summary: policies and sites score neutral or negatively for this objective.</p>
<p>Minimise all forms of pollution and consumption of natural</p>	<p>Pollution</p> <p>Air Quality - Development of new residential dwellings in Purbeck has the potential to generate short-term negative effects in relation to air quality because of increased emissions from the construction process including, for example, those related to</p>

SA Objective	Judgements and Assumptions made when assessing each option
resources	<p>HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply, although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. There are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water - Water quality in Purbeck is currently good¹. However the quality of water in Poole Harbour is poor, Purbeck District lies within the Poole Harbour catchment area and mitigation needs to be sought for any new development taking place. The contribution of nitrates from development to the water supply must be nil and a policy does address this issue. For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>Noise - The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short-term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements with access to some jobs and services locally.</p> <p>Light pollution - it is envisaged that the options could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied. However, low energy lights will be used within new dwellings to subdue the pollution which will go some way to addressing this issue and lessen energy consumption. Dorset County Council has recently introduced a 'Part night' lighting policy, where street lights in non-town centre areas are switched off during the night (i.e. 12 midnight to 5:30 am).</p> <p>Building control requirements – It is assumed that development will meet up to date building control and policy requirements.</p> <p>Consumption of natural resources</p> <p>Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.</p> <p>Greenhouse gas emissions are likely to increase as more people within the district will inevitably result in more cars.</p>

¹Wessex Water Report found at <https://www.wessexwater.co.uk/>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>Water - The provision of additional dwellings in Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>Waste - The development of new residential dwellings and employment in Purbeck will lead to an increase in construction related waste arising in the short term. Once dwellings are occupied, municipal waste is expected to increase. However, the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that any increase in production may be offset in part by waste prevention.</p> <p>Foul sewerage – Wessex water have highlighted that Bere Regis’ foul sewerage network suffers from groundwater infiltration due to the age of the system. This will be addressed through the neighbourhood plan.</p> <p>Overall, the impacts of most options and sites are negative, which may be particularly noticeable in the short term. In the long-term there is likely to be a small increase in noise and light pollution.</p> <p>Summary: options and sites score negatively for this objective, some score more negatively than others due to location and impact on traffic movements and related pollution.</p>

Identification of difficulties

36. The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge).

Evidence base
Evidence is constantly updated which can make the SA comments out of date, although this is unlikely to materially affect scoring. There is also evidence that may be missing, such as detailed Environmental Impact Assessment (EIA) for development proposals.
Climate change
Assessing the long-term impacts of development upon European protected sites is difficult and uncertain. Climate change is expected to affect habitats and in some instances destroy habitats (e.g. sea level rise is expected to overtop large parts of Studland heath).
Non-designated historical assets
It is unclear how much impact the sites will have on historical assets due to non-designated assets being possible on several of the sites proposed. However, it is assumed that investigation will take place and any significant historical assets will be protected and enhanced through the planning process.
Flooding issues
Further investigation is required on site specific options that at this stage is unknown.

How were the alternative options devised?

Using the needs of the District, Council knowledge and statutory consultees' specialist knowledge, the following proposed alternatives were formulated and assessed:

Title	Brief description
Housing sites	
Option A	Together with neighbourhood plan potential allocation sites, provide 1,400 homes comprising of 470 homes at Wool and 440 homes at Redbridge Pit/Moreton Station, 150 homes at Lytchett Matravers, 90 homes at Upton and 250 homes on smaller sites including 30 homes at Sandford.
Option B	Together with neighbourhood plan potential allocation sites, provide 1,400 homes comprising of 650 at Wool and 500 at Redbridge Pit/Moreton Station, and 250 homes on smaller sites including 30 homes at Sandford.
Option C	Together with neighbourhood plan potential allocation sites, provide 1,400 homes comprising of 800 homes at Wool and 600 homes at Redbridge Pit/Moreton Station.
Bere Regis Neighbourhood Plan Sites	
Continue using PLP1 Policy NW: North West Purbeck	Allocates a new employment site at Bere Regis and a settlement extension of approximately 50 dwellings with 40% affordable.
Allocate development sites for around 105 units	Allocates five housing sites for around 105 homes. It also allocates a settlement extension of 1.9ha for employment provision in addition to that allocated in PLP1.
Allocate development sites for 218 units	Allocates housing sites for around 218 units.
Wareham Neighbourhood Plan sites	
Allocate land in SHLAA sites 6/23/0166 and 6/23/1314 for around 200 homes in North Wareham	Uses SHLAA sites 6/23/1314: Land west of Westminster Industrial Estate, Bere Regis Road, and 6/23/0166: Land adjacent to Tantinoby Farm, North Wareham to create housing
Allocate land in SHLAA sites 6/23/1314 and 6/23/0167	Uses SHLAA site 6/23/1314: Land west of Westminster Industrial Estate, Bere Regis Road and part of a previously excluded site 6/23/0167: Land adjacent to Ferncroft Farm, North Wareham, details can be found in the maps within the appendices.
Second home ownership	
Policy PRH: Principal Residence Housing	Restricts ownership of new build homes within the AONB areas of the District to those who use it as their primary residence.
District Wide policy	Restricts ownership of new build homes within the District to those who use it as their primary residence.
No policy restricting second homes	No restriction of second home ownership.
Build more market value homes	Builds more homes to try and offset the effect of second home ownership within the District.
Settlement strategy	

Update PLP1 Policy LD General Location of Development	Reviews PLP1 Policy LD General Location of Development which steers development towards more sustainable locations via a hierarchy of settlements beginning with the larger towns and gradating down to hamlets, ensures the policy is still relevant and the hierarchy is still accurate.
Continue using PLP1 Policy LD General Location of Development	Disregards any changes in circumstances within the settlements and remains the same as in PLP1.
Restrict development to a set distance of a facility or service	Withdraws any settlement hierarchy or policy but focuses development within a set distance from a facility or service.
All settlements weighted the same	Withdraws any hierarchy of settlements and weighs all 'settlements' as equal regardless of their existing services and facilities.
Small sites	
Small sites policy	Allow small sites (not more than 30 homes) to be considered outside existing town and village boundaries where certain conditions are met.
Remove Policy CO Countryside and Policy LD General Location of Development	Allow development anywhere
Affordable housing tenure	
Update PLP1 Policy AHT Affordable Housing Tenure	Encourage 10% of all affordable housing provided on eligible sites to be social rented.
Do not update PLP1 Policy AHT Affordable Housing Tenure	Do not specify that 10% of all affordable housing provided on eligible sites will be encouraged to be social rented.

This Sustainability Appraisal only assesses 'reasonable alternatives' for housing sites and policies, as set out above. Some options have not been assessed because they are not considered to be 'reasonable alternatives', as explained below.

Option	Reasons that the option is not considered to be a 'reasonable alternative', and hence has not been assessed through this SA
Overall Housing Number	
Deliver more than the housing need of 1700 homes comprising of all included SHLAA sites.	There is currently no evidence to suggest that a higher number of homes is needed in the District.
Deliver less than the housing need, rely on windfall and already allocated sites as set out in PLP1.	This approach would not meet the requirements of national planning policy, which states that 'Local Plans should meet objectively assessed needs' unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits' or 'specific policies in [the National Planning Policy Framework] indicate development should be restricted' (National Planning Policy Framework, paragraph 14).

Specific sites	
Spread development as much as possible (e.g. through a proportionate increase in the size of each settlement).	This option would not be deliverable due to constraints and land availability.
Focus development at a new settlement (Bere Farm).	This option would involve release of a significant amount of greenbelt land. This is likely to be unjustifiable as other options exist. There are also concerns about the deliverability / viability of this option as all facilities would need to be provided on site.
Use land at Holton Heath to provide all the required housing.	This option has not been considered as the harm to protected species that development here would cause is unable to be mitigated for.
Provide approximately 650 new homes at Lytchett Minster	This option was considered as part of the SA report for the 2015 issues and options consultation. This option is no longer considered a reasonable alternative in light of the reduction in the overall housing need for the district, and the Government's statements about Green Belt in the Housing White Paper. Having reviewed the evidence, the Council has concluded that there are no exceptional circumstances to alter Green Belt boundaries at this area. There is also evidence of flood risk exacerbated by the A35 causeway.
Provide approximately 500 homes at West of Wareham	This option was considered as part of the SA report for the 2015 issues and options consultation. This option is no longer considered a reasonable alternative in light of the reduction in the overall housing need for the district. The site is entirely located within the AONB, and other sites are available to provide for the district's housing need outside the AONB.
Second home ownership	
Policy E: Restriction of a percentage of stock of new homes for locals only	Unachievable in planning terms.
Policy F: Tariff on second homes	Unachievable in planning terms.
Policy G: Restricting stock as per Section 157 of the Housing Act 1985.	Unachievable in planning terms.
Affordable Housing	
Remove an affordable housing policy	The District needs affordable homes.
Make affordable more affordable	Unachievable in planning terms.

Methodology

Assessment considerations / types of effect

37. The appraisal of the New Homes for Purbeck, January 2018 Consultation has been undertaken against each of the SA objectives. In assessing the plan, a number of issues were taken into account, including:
- Whether the effect is likely to be permanent or temporary
 - The likelihood of the effect occurring
 - The scale of the effect (e.g. whether it will affect one location or a wide area)
 - Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
 - Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
 - The current status and trends in the environmental, social and economic baseline or characteristics of the area affected
 - Whether it is likely to affect particularly sensitive locations, e.g. those that are designated at international or national level, or where thresholds (e.g. air quality) might be breached.

Definitions of secondary, cumulative and synergistic effects

38. The SA also considers secondary, synergistic and cumulative effects. These terms are explained below.

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Local Plan, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO ₂ in the atmosphere can magnify the health effects of ozone.

39. *Strategic Environmental Assessment in Action* (Therivel, 2004) states that greater weight should be given to longer-term impacts. While this would make sense, the question posed in this SA is “*how long is long term?*” There appears to be no definition and no guidance on this. Long-term effects are particularly difficult to predict, in particular with reference to how future technologies may assist in travel patterns, how climate change will occur, and how the changes will impact on human behaviour are almost impossible to predict in the long term. For example, assumptions have been made that oil costs will rise and that getting around will still be through consumption of oil.

However, should alternative technologies become commonplace and affordable, the results of some of the options would be somewhat different.

40. This SA is taking the definition of 'long term' to be towards the end of the plan period, rather than after it, thus working on the assumption that oil consumption will continue for some time, and that climate change will lead to more unpredictable weather patterns. Predicting long-term trends beyond the plan period is difficult and has therefore not been attempted.

Assessment matrices

41. To facilitate the appraisal process, assessment matrices are used. These matrices include:

- A commentary on significant impacts against the SA objectives;
- A score indicating the nature of the impact; and
- Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements which could be considered in the next steps of policy formation.

Scoring methodology

Symbol	Definition
++	Significantly positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significantly negative effect
u	Unknown at this stage
n/a	Not applicable

Tenure								
Do not update PLP1 Policy AHT Affordable Housing Tenure	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bere Regis Neighbourhood Plan Potential Site Allocations								
Continued use of PLP1 Policy NW: North West Purbeck (allocates 50 units)	+	+	+	+	u	n	n	-
Allocate development sites for around 105 units	++	++	+	+	u	n	n	-
Allocate development sites for 218 units	++	++	++	+	u	n	n	-
Wareham Neighbourhood Plan Potential Site Allocations								
Use SHLAA sites 6/23/0166 and 6/23/1314 in North Wareham for around 200 homes	++	+	n	+	u	n	n	-
Allocate SHLAA sites 6/23/0167 and 6/23/1314 in North Wareham for around 200 homes	++	+	--	+	n	+	n	-

Discussion of Cumulative Impacts

42. The sustainability appraisal must take into account any potential cumulative or synergistic effects occurring as a result of the plan and this is covered in the assessment below. The following assessment takes into account the options covered in the New Homes for Purbeck consultation document January 2018, those alternatives that scored best which are;
- Site Options A, B and C,
 - Bere Regis Neighbourhood Plan site alternatives,
 - Wareham Neighbourhood Plan site alternatives,
 - Policy PRH Principal Residence Housing,
 - Update PLP1 Policy LD General Location of Development,
 - Update PL1 Policy AHT Affordable Housing Tenure and,
 - Small Sites Policy.

How does the plan assist in the objective to meet as much of Purbeck's housing need as possible?

Purbeck's Objectively Assessed Housing Needs Update report prepared by GL Hearn and the new methodology that the Government are currently consulting on both suggest that Purbeck needs to provide for around 2,890 homes over the plan period from 2016 to 2033. The Council are confident about the delivery of planned for or windfall development for nearly 1,200 homes leaving a deficit of around 1,700 homes.

The options, including the options from site allocations expected in the neighbourhood plans, will provide for around 1,700 homes which would meet the housing need in full.

Working within environmental and infrastructure constraints, the Local Plan Review seeks to increase the provision of new housing within the District, including housing that is affordable. Market housing is still needed and essential to the delivery of affordable housing, with high land values supporting the contribution of affordable housing. It is likely that the provision of sufficient housing will be of benefit to local people who are finding that new property is unaffordable. The options each present a good opportunity to provide a good supply of affordable housing that is more affordable, with a housing mix that meets local need and restricts second homes within the AONB.

Potentially significant positive effects: Increase in the provision of market housing, affordable housing that is more affordable, and delivery of a housing mix to meet local needs.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to promote services and facilities where need is identified?

The options consist of enough concentrated development within existing sustainable areas to assist in the retention of existing or the provision of new and improved services and facilities. Policy PRH Principal Residence Housing helps make existing areas more sustainable within the AONB.

Potentially significant positive effects: The options will enable the improvement or extensions to existing services and facilities.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to harness the economic potential of tourism and widen employment opportunities in Purbeck?

The options consist of enough concentrated development in existing locations to provide enough population growth to potentially encourage employers to relocate or remain in those areas and benefit from the increased economy. Importantly, tourism should improve when the new residents invite friends and family to visit and also due to the improved services and facilities creating a more vibrant place to visit.

Potentially significant positive effects: Increase in housing provision should increase employment and tourism opportunities.

Potentially significant negative effects: Reallocating employment land at North Wareham will mean employers will need to relocate, other suitable locations would need to be sought.

How does the plan assist in the objective to help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport?

All sites have access to basic services. The proposals at Wool may reduce the need to travel by car due to its close proximity to Dorset Innovation Park.

The proposals at Wool and Redbridge Pit/Moreton Station promote healthy active lives as they have good footpaths to neighbouring locations for instance Bovington and Crossways where additional facilities or public transport can be found.

Potentially significant positive effects: The larger sites accessing existing and eventually improved basic services will contribute to lessening the need to travel by car.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to reduce vulnerability to flooding and coastal change and adapt to climatic changes?

The proposals indirectly plan for climate change by promoting sustainable housing and retention/extension of services and facilities to reduce the need for cars, however, the district benefits from an excellent road network so only minor benefits will occur. Continual liaison with the Environment Agency and Local Lead Flood Authority takes place to ensure that development sites are not allocated in the floodplain or areas of other flood risk. Where there is potential flood risk, for example, groundwater flood risk related to sewer capacity issues in Bere Regis, the Strategic Flood Risk Assessment and site specific Flood Risk Assessments will identify and require suitable flood alleviation and mitigation measures.

Potentially significant positive effects: There is potential for flood risk alleviation as identified in the SFRA.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance habitats and species?

In such a bio-diverse district, there will also be the challenge of balancing local housing needs with the protection of habitats and species from any adverse effects. The Review is subject to a Habitats Regulations Assessment. The planning application process will take into account site ecology through ecological surveys for the sites where appropriate.

SANGs have been identified and agreed in principle with Natural England for development at Wool, Moreton, Lytchett Matravers and Upton. Further work is needed to ensure that appropriate mitigation can be provided at Sandford and Wareham.

Potentially significant positive effects: The plan protects nationally recognised sites of interest.

Potentially significant negative effects: None identified

How does the plan assist in the objective to protect and enhance Purbeck's unique landscape and townscape and cultural and historical assets?

All building in Purbeck will need to take into account PLP1 policies (and any future revisions to these) relating to design, townscape, cultural assets, landscape and historic environment protection. The significant developments should promote any identified historical assets of interest and enhance them.

Potentially significant positive effects: Plan policies require locally distinctive development schemes and set out minimum requirements for individual sites to ensure that new development enhances its surrounding environment and assets.

Potentially significant negative effects: None identified

How does the plan assist in the objective to minimise all forms of pollution and consumption of natural resources?

Pollution

Groundwater protection policies in PLP1 already address some aspects of potential water pollution from new development. The recently adopted SPD on nitrogen mitigation and the published SFRA delve into more detail and new development will have to adhere to these ensuring a cumulative effect is not negative. Concentrating new development on the edges of settlements will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible.

Consumption of Natural Resources

While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures.

Waste material may become problematic given the cumulative impact of the new developments, however recycling points in Purbeck are excellent and waste should be reduced due to this.

Potentially significant beneficial effects: None identified.

Potentially significant negative effects: None identified.

Discussion of positive and negative effects

43. The assessment does not identify any significant negative effects, however, there is potential for some minor negative effects. These negative effects relate to pollution and the consumption natural resources, as well as the small sites policy. Some potentially negative effects are neutralised through mitigation measures, for instance, the impacts on habitats (which the HRA's recommendations will also cover), Suitable Alternative Natural Green Space (SANGs) and Flood Risk Assessments (FRA's).
44. The negative effect of pollution and natural resources is one mainly caused by cumulative impact, with a particularly negative impact during the construction phase. Mitigation needs to ensure development sites are as close to existing facilities and services as possible and that cycle and walking routes are in place. All of these measures would help keep increased traffic, associated traffic noise and light pollution to a minimum, as well as minimising the use of natural resources.
45. In the longer term, these effects reduce as construction work is completed, and planting and landscaping schemes 'soften' the edges of new development to ease any possibly adverse landscape impacts.
46. When assessing the small sites option individually of all other policies, the policy performs less well than other options for accessing basic services. However when it is considered alongside all the other policies and options, this policy would culminate in a more inclusive review allowing those who wish to reside in more rural locations to do so. It is assumed that those who would have difficulties due to a lack of access to basic services would reside in more accessible locations.
47. A summary of the main strengths and weaknesses is set out below.

Sustainability strengths of the 'New Homes for Purbeck' consultation document

- Housing allocations, the updated settlement strategy, Policy PRH Principal Residence Housing and the small sites policy approach ensures that the Local Plan Review will help meet as much of Purbeck's housing need as possible.
- The options ensure that the delivery of the best, most effective forms of affordable housing tenure is provided to meet the identified need.
- The options ensure that housing will be focussed within or adjoining existing settlements increasing the sustainability of their facilities and services.

- All large housing site options benefit from easy access to basic services and from public transport and should help reduce the need for car dependence.
- The concentrated developments could help encourage employment opportunities.
- The requirement for settlement extensions to mitigate the potential impacts on nearby heathland, for example, through provision of new public open space (SANGs) will benefit the habitats and species.
- The options take account of the evidence and understanding of flooding issues throughout Purbeck helping to plan for climate change.
- Purbeck's unique landscape should be indirectly protected by the updating of Policy LD General Location of Development and introduction of the criteria based small sites policy which encourage development at the edge of existing settlements.
- Second home restrictions should help increase the supply of homes but also strengthen communities due to an increased population.
- Adopted robust policies (for example design) in Purbeck Local Plan Part 1 will still be applied to all development. In some cases these policies will be reviewed through the Local Plan Review and hence may be strengthened as a result.

Sustainability weaknesses of the 'New Homes for Purbeck' consultation document

- Housing growth is likely to have a cumulative impact on energy consumption, as well as noise pollution and light pollution. This may in turn impact on the health and well-being of residents.
- Climate change could offset any enhancement to habitat and could lead to increased vulnerability to flooding.
- The small sites policy would allow development in less sustainable locations around the District, i.e. villages with less basic services.
- Using employment land in North Wareham for housing will mean existing employers will need to be relocated to suitable premises.

Stage B4: Mitigation of potential adverse effects and maximising beneficial effects

Mitigation Measures

48. Potential mitigation measures set out in this SA would go some way to making the Local Plan Review more sustainable.
49. Any potentially negative effect or possible betterment is identified when assessing the reasonable alternatives and where possible, mitigation techniques are suggested. Any identified are summarised in the table below. Please note that these mitigation requirements are in addition to those set out in the Habitats Regulations Assessment (HRA).

Suggested mitigation		
Potential negative impact	Potential mitigation requirements	Resolve prior to site allocation (Y/N)
All housing options		
Public transport, roads, pedestrian and cycle ways may be insufficient / unable to accommodate for the increased need	<p>Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</p> <p>A joint masterplan between Dorset Innovation Park and the Council should be considered if the larger developments at Wool are pursued.</p> <p>Resolve the schooling options with DCC Education. If not possible, this option would be difficult to manage.</p> <p>Take account of any findings from Highways England's investigations into impacts on the strategic road network.</p> <p>Liaise with Dorset Clinical Commissioning Group to identify and make improvements to health care facilities where needed.</p>	Y
Flooding may occur	<p>Developments must be in accordance with PLP1 and National Policy and must mitigate for potential flood risk arising from the development on or off site.</p> <p>Incorporate requirements for flood risk assessments into validation requirements.</p>	Y

	<p>Drainage assessments and flooding investigation will be needed at Lytchett Matravers.</p> <p>The site at Sandford will need to ensure development does not worsen existing problems at the corner of Keysworth Drive where it meets the railway line.</p>	
Negative impacts on protected species	<p>Undertake HRA when assessing site options for Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.</p> <p>Require SANG's on sites of more than 50 dwellings. In particular SANG's are required at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will need to be provided.</p> <p>The Policeman's Lane SANG at Upton may need to be extended.</p> <p>Further investigation into the effect on designated sites by development at Sandford will need to be undertaken.</p>	Y
Not utilizing the benefits of development for tourism enhancements	Any residential development needs to be located appropriate so the increased population would have a positive effect on the tourism services	Y
Negative impact on historical assets	Carry out archaeological site investigation to identify the presence of non-designated historical assets.	Y
Ensure development to the in Wool is sympathetic to the AONB	Ensure the design and layout of developments are sympathetic to the townscape and landscape.	At planning application stage
Increased pollution and consumption of natural resources	Phase development where needed and ensure they adhere to building regulations to ensure the most sustainable technologies are rigorously enforced.	At planning application stage
Policy PRH: Principle Residence Housing		
Potential decline in saleability and mortgageability of	Regular monitoring to identify any negative effects early	N

restricted properties		
Displacement of second homes to outside of the AONB area, within Purbeck and beyond	Regular monitoring to identify any negative effects early	N
Affordable housing tenure		
Affordable housing is not provided	Ensure Policy AH and AHT is robust and enforceable.	N
Bere Regis Neighbourhood Plan Potential Site Allocations		
Increased flood risk	Further investigation into flood risk on identified sites is needed on SHLAA sites at risk of flooding.	Y
Negative impact on habitats	Undertake HRA when assessing site options to predict any cumulative impact and provide ways of mitigating for any potential impact.	Y
Negative impact on townscape and landscape	Ensure that impacts on townscape and landscape are addressed through the planning application process including proposals to enhance / improve.	Y
Wareham Neighbourhood Plan Potential Site Allocations		
Loss of golf club	Sites need to demonstrate the loss of land currently used as a golf club is surplus to requirements and the loss of land will not lead to a shortfall in this provision.	Y
Loss of already established allotments	Further work needs to ascertain whether the allotments could be relocated.	Y
Loss of safeguarded employment land	Reallocate employment land elsewhere.	Y
Pressure on schooling and healthcare	Investment is needed into schooling and healthcare.	Y
The railway line restricting access from North Wareham to town center	Wareham would need to improve access across the railway line and provide traffic calming measures.	Y
Flooding risk	A survey needs to be carried out to ascertain flood risk to the east of Tantinoby Farm, the allotments and Northmoor Park.	Y

Stage B5: Monitoring the potential significant effects of implementing the plan on the environment

50. The Council publishes a suite of Local Plan monitoring reports on an annual basis. These reports can be accessed online at <https://www.dorsetforyou.gov.uk/localplan/monitoring/purbeck>. Where an issue is identified, recommendations are made within the relevant reports. In this way, we have a monitoring programme in place to address areas where we are not meeting our targets or where there is an issue.
51. All of the monitoring that the Council undertakes of Local Plan policies relates in some way to achieving the SA objectives. For example, the monitoring of an increase in retail provision meets the objectives of promoting services and facilities, widening employment opportunities and helping everyone access basic services.
52. The table below summarises the SA objectives and how they are monitored in scoping reports and in the annual monitoring programme.

SA objectives since 2012	Recommendations for SA scoping reports	Recommendations for SA monitoring programme
Meet as much of the district's housing need as possible	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Housing and Affordable Housing.
Promote services and facilities where need is identified	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land, Tourism, and Community Facilities.
Harness the economic potential of tourism and widen employment opportunities	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land and Tourism.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Transport and Accessibility.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes	Use available data to build up information for future scoping reports.	Data included in monitoring report for Water Quality and Flood Risk.
Protect and enhance habitats and species and local geodiversity	Use available data to build up information for future scoping reports. Much of the data listed is still available from DERC.	Data already included in monitoring report for Biodiversity.

Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Use available data to build up information for future scoping reports.	Data included in monitoring report for Design.
Minimise all forms of pollution and consumption of natural resources	Use available data to build up information for future scoping reports.	Data included in monitoring report for Water Quality and Flood Risk.

Possible monitoring techniques

53. In the table below, recommendations that have arisen from this report that are unlikely to be resolved prior to site allocation or through a planning application are identified:

Monitoring					
SA monitoring recommendation	Indicator	Target	Data source and reference	When should action be considered?	What action should be taken?
All Options including neighbourhood plan allocated sites					
Ensure housing need is delivered	Lack of five year supply	Achieving a five year supply	Monitoring reports	If five year supply is not met	Further sites should be investigated for their potential
Monitor the provision of SANG's alongside the settlement extension delivery	None or smaller/less efficient than agreed SANG provided	Achieve good quality SANG's where need is identified	Monitoring reports	If SANG's are not provided or are insufficient	Unlikely to happen as SANG's must be agreed prior to development taking place. If not, the housing would not be allowed
Small sites policy					
Monitor settlement sprawl	Settlement shape and size significantly changing	Restrict settlement sprawl	Monitoring reports	If sprawl occurs	Review policy
Second homes policy					

Restricted dwellings being sold as second homes.	Check on ad hoc basis and rely on members of the public to inform the enforcement team of a breach of conditions	No restricted dwellings being sold as second homes	Local knowledge	If the policy is breached for any period of time and qualifying documents are not submitted	Each case would be dealt with on a case by case basis, in line with the Council's enforcement policy
Displacement of second home ownership from AONB to outside the AONB	Rise in second home ownership outside AONB	No significant rise in second home ownership outside the AONB	Council tax, electoral roll's statistics, census and local knowledge	If there is a significant increase in the number of second homes outside the AONB and the growth can be proven to be directly related to the policy restriction within the AONB	Revise policy
Affordable Housing Tenure					
Ensure affordable housing tenure is delivered	As indicated in the Affordable Housing monitoring report	Make affordable housing more affordable.	Monitoring reports	If affordable housing being delivered is significantly less than the target of 40% in the north of the district and 50% in the south of the district, and if the tenure split was not in line with policy.	Monitor the amount and mix of affordable housing being delivered and review the policy if necessary

Recommendations and Conclusions for January 2018 Consultation

54. This is based on information gathered as of January 2018, the information may be refined and extended and may change as the Review progresses.

How has the SEA informed the consultation and updated or new policies?

Key findings

- Housing site allocations: Options A, B and C are all potentially sustainable options.
- Bere Regis Neighbourhood Plan Potential Site Allocations: All options are potentially suitable but further work would need done on flood risk.
- Wareham Neighbourhood Plan Potential Site Allocation: The option to use SHLAA sites 6/23/0166 and 6/23/1314 is potentially suitable if further investigation into flood risk deems it so. The option to use SHLAA sites 6/23/0167 and 6/23/1314 would need to ensure the loss of employment land would not lead to significant negative effects.
- Second home ownership: Policy PRH Principal Residence Housing is an achievable and sustainable way of addressing the issue of second home ownership.
- Settlement Strategy: Updating PLP1 Policy LD General Location of Development is a logical and sustainable way to meet national policy and local need.
- Small sites policy: A small sites policy would provide smaller scale development around the district whilst still protecting the countryside from the spread of development.
- Affordable housing tenure: Reviewing PLP1 Policy AHT Affordable Housing Tenure helps to address housing need in the District.

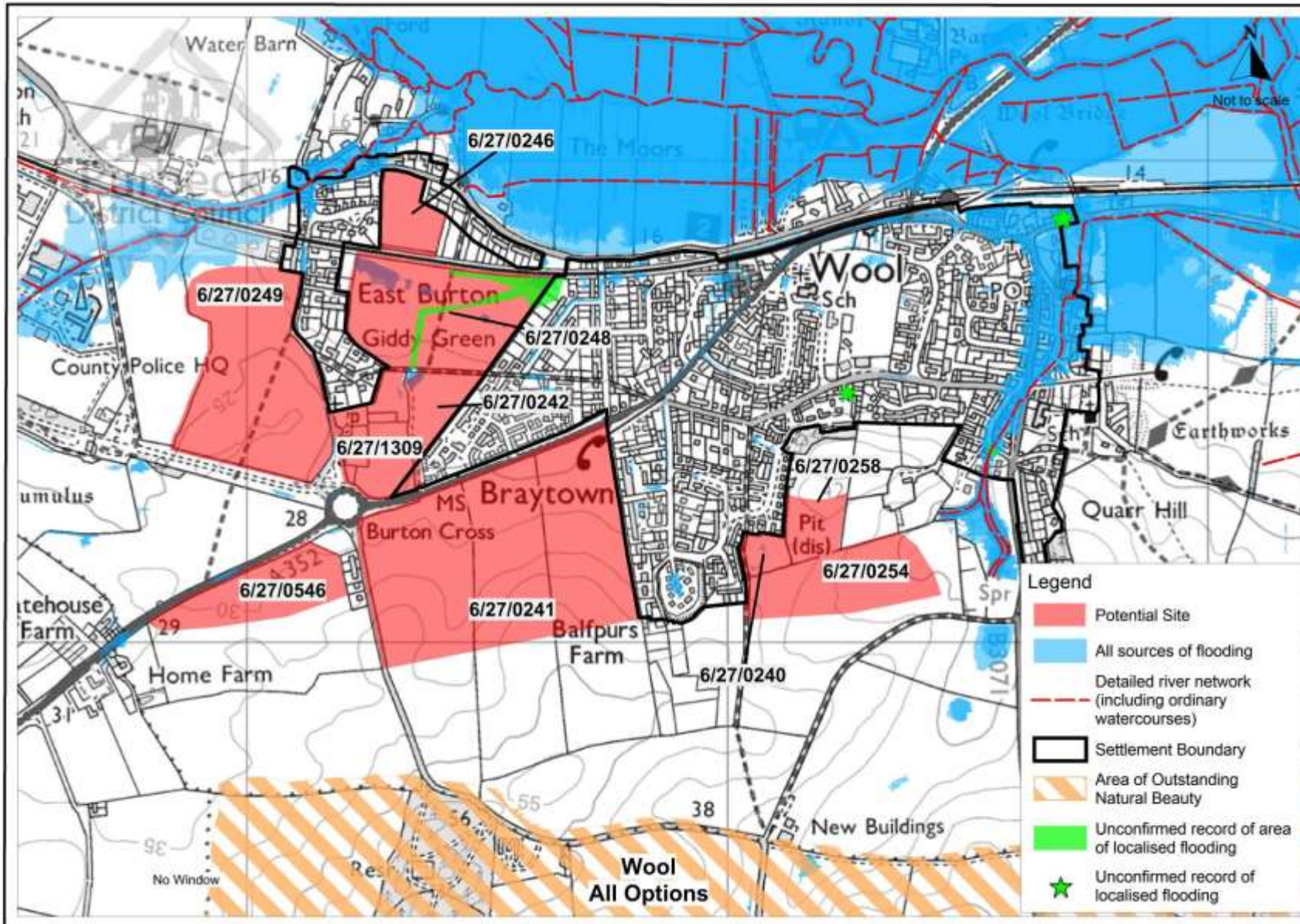
Changes made to consultation following SEA

None.

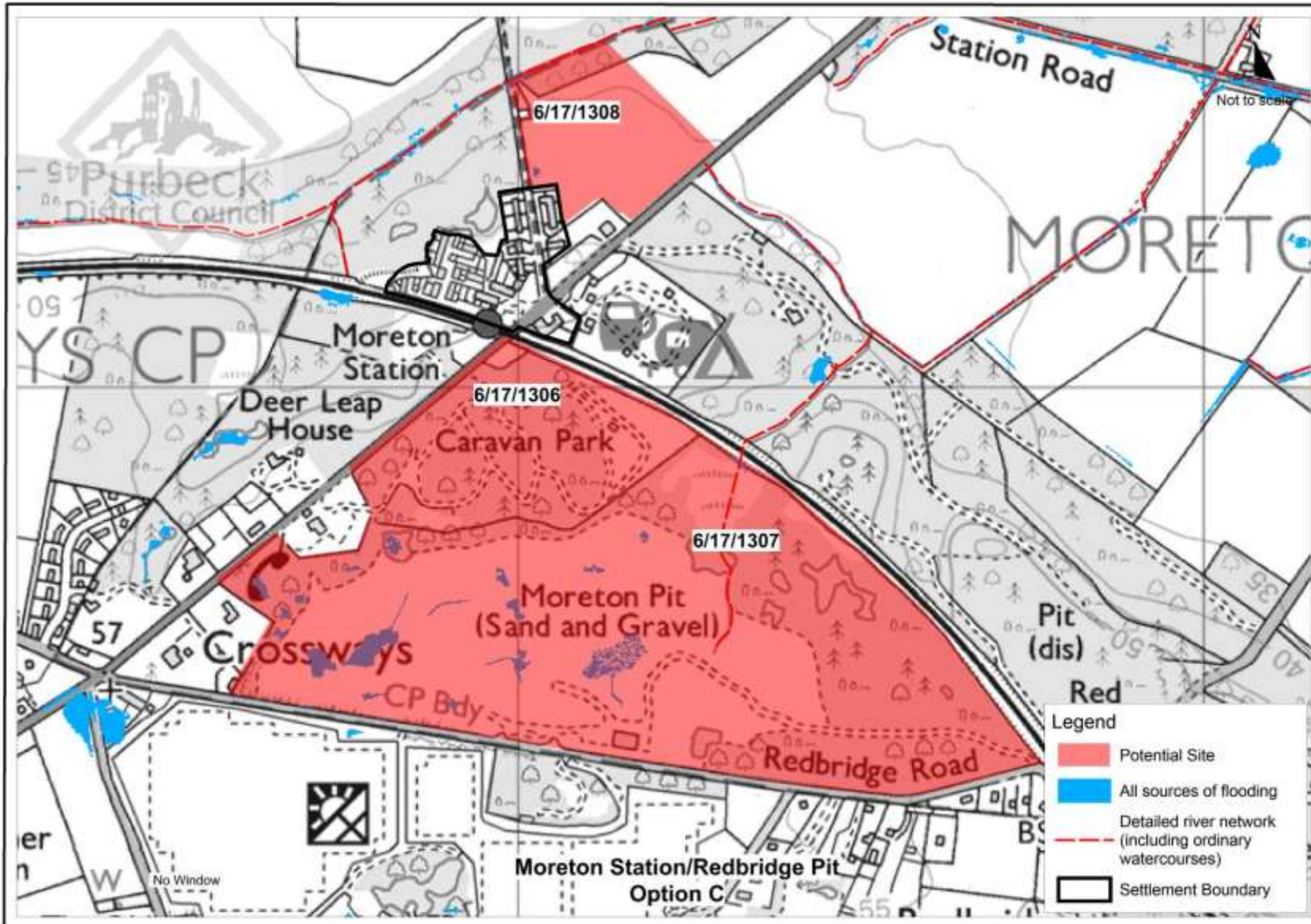
Sustainability Assessment Matrices

Appendix 1: Detailed assessment of each reasonable alternative for housing site locations

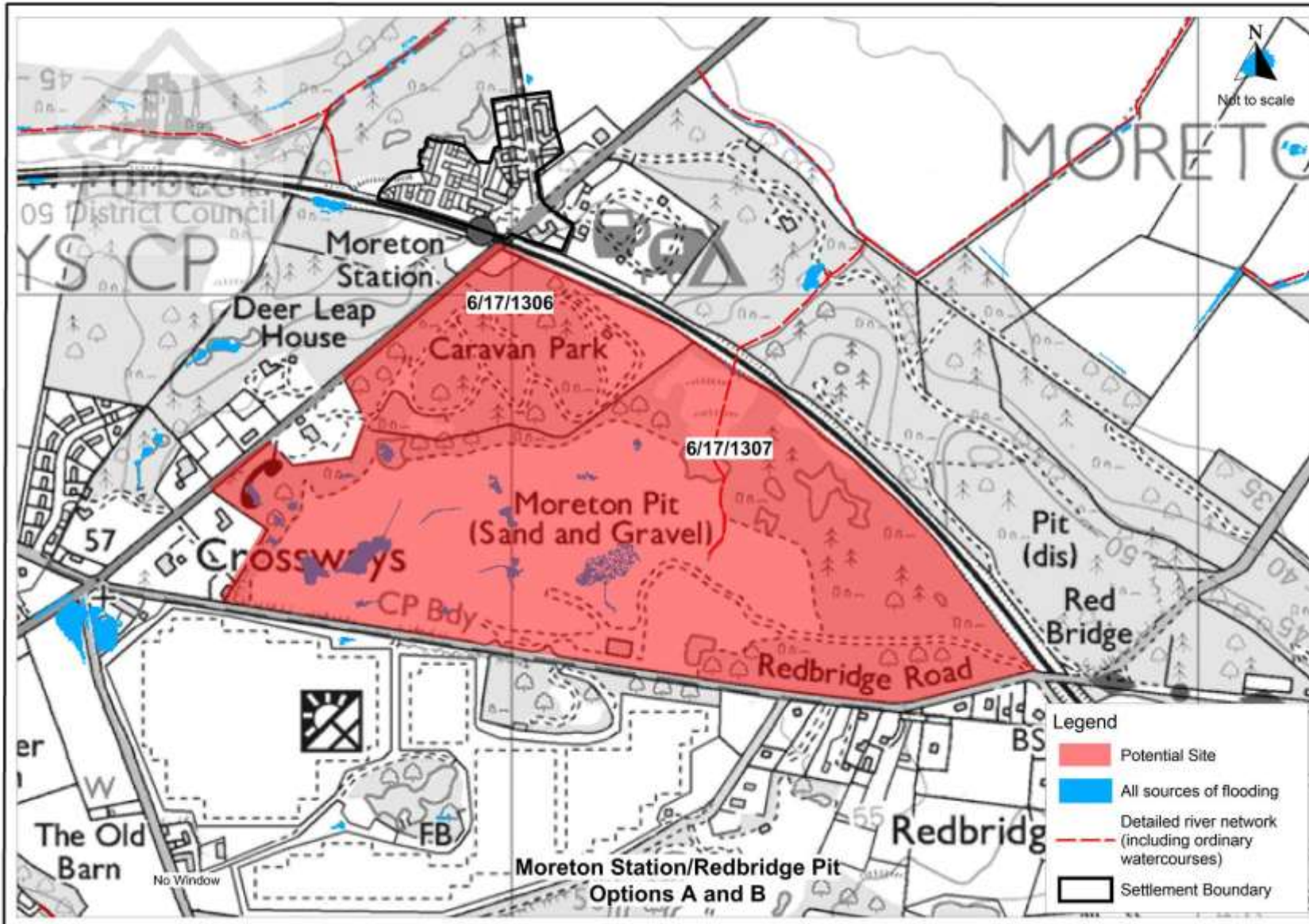
This appendix includes maps of the proposed housing sites and detailed appraisals.



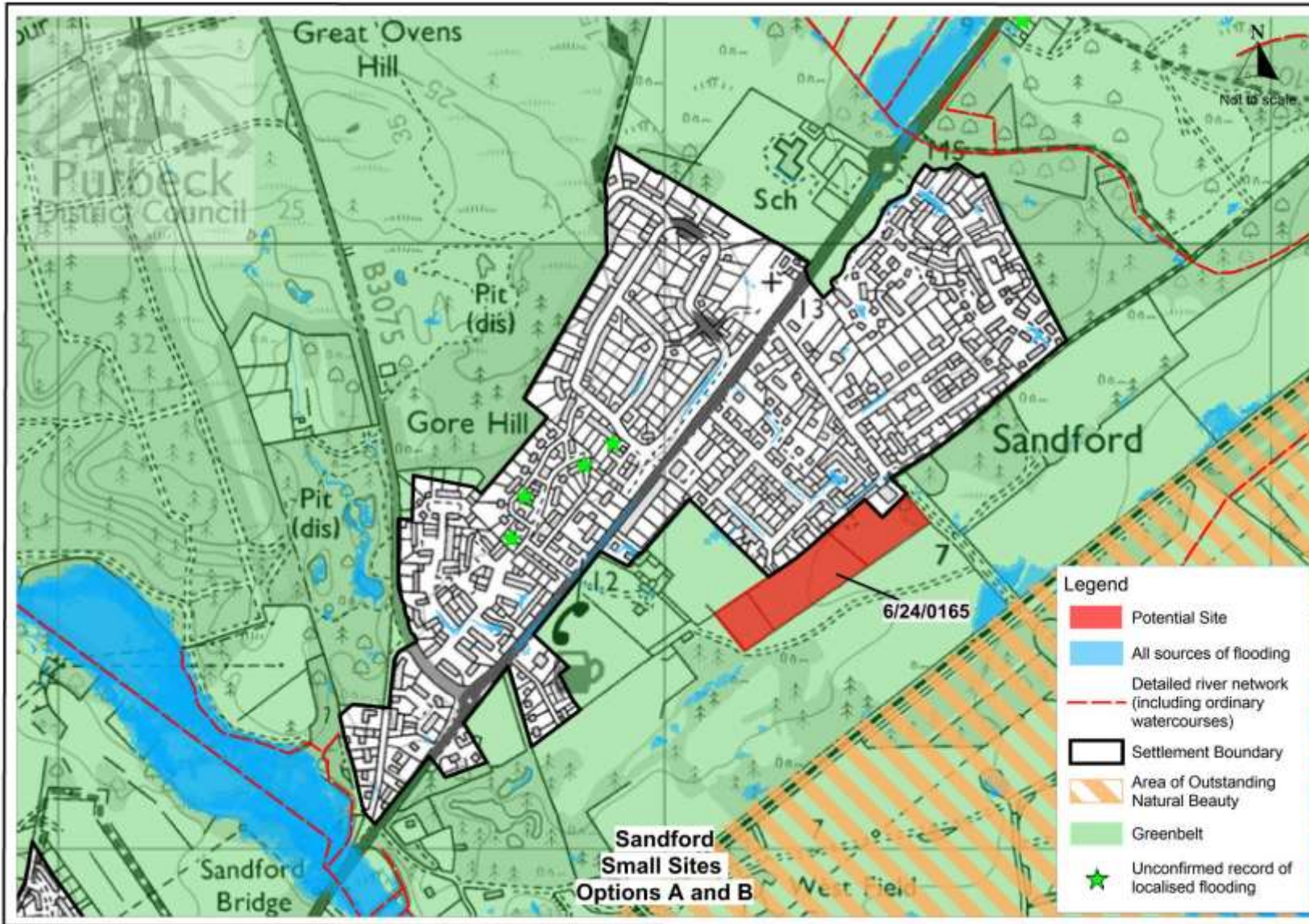
Map 1: Wool sites. The sites are included in all options although it is not clear which sites in particular would be used and at what density.



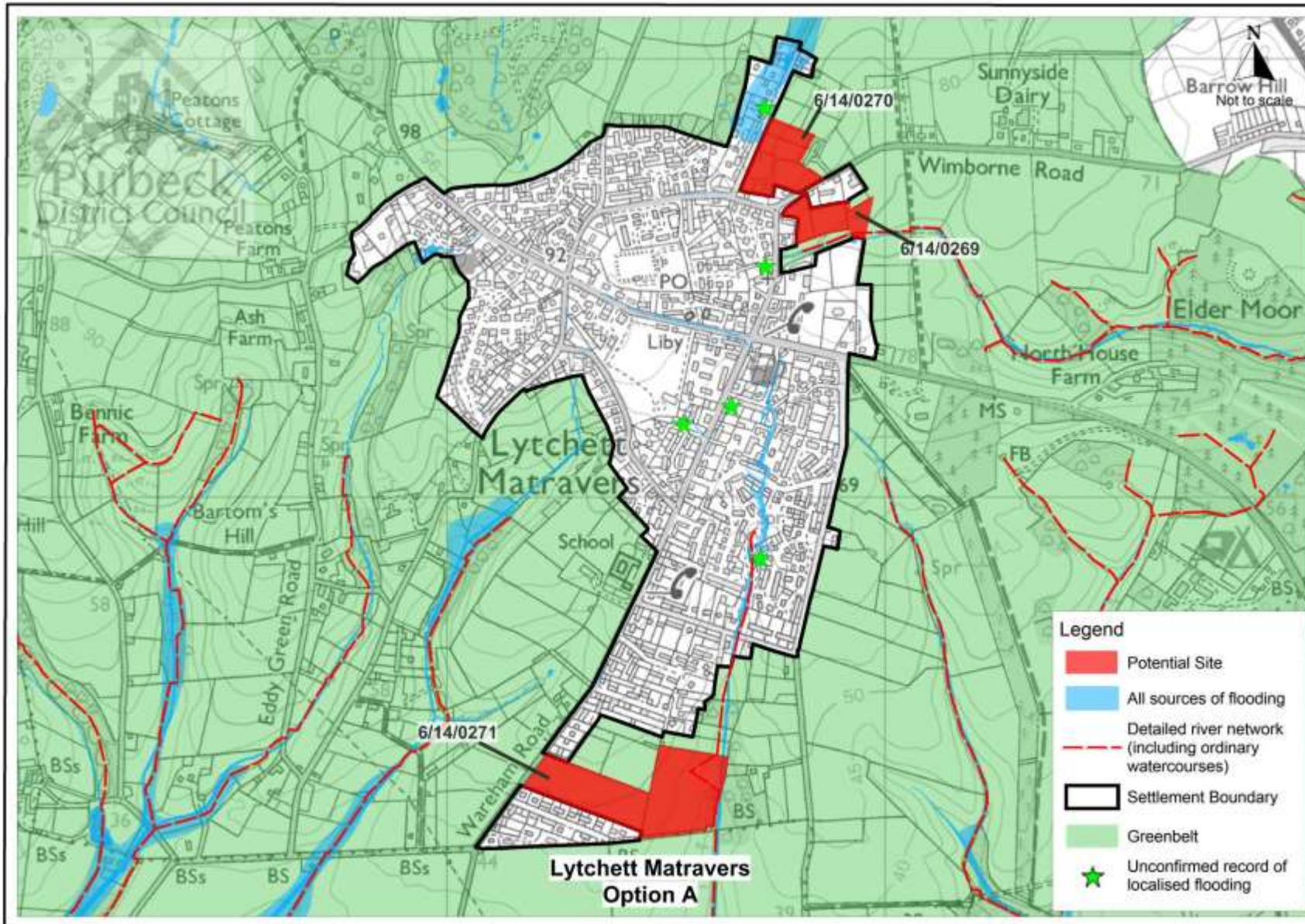
Map 2: Redbridge Pit/Moreton Station. These sites are included in Option C.



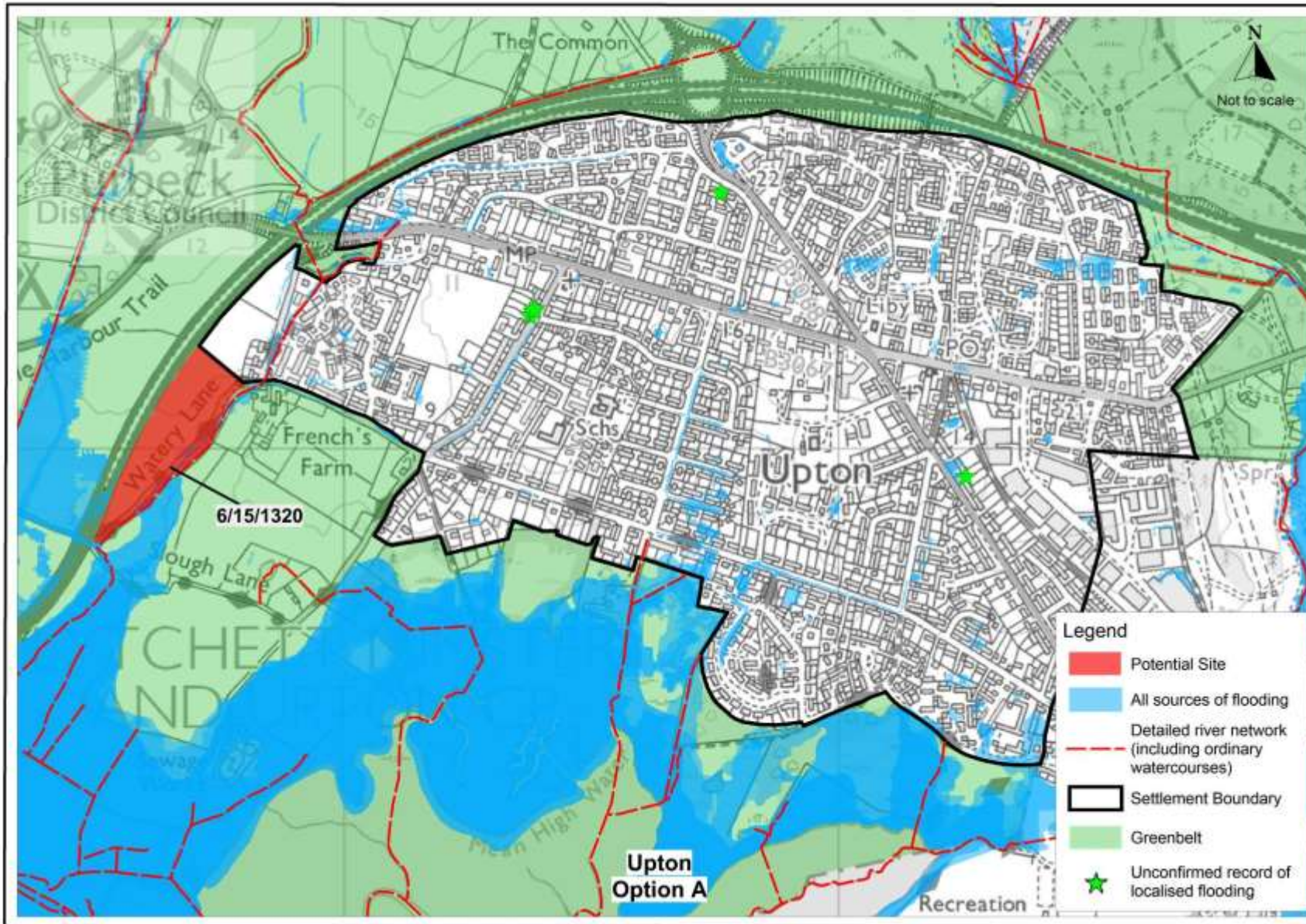
Map 3: Redbridge Pit/Moreton Station. These sites are included in Options A and B.



Map 4: Sandford. This site is included in Options A and B.



Map 5: Lytchett Matravers. These sites are included with Option A.



Map 6. Upton. This site would be included within Option A.

Option A

Description: This option would seek to spread development as much as possible by releasing some areas of the Green Belt for homes as well as providing homes in the less constrained west of the district. It would also include the use of smaller sites spread across the district.

Comprising of: 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 150 homes at Lytchett Matravers, 90 homes at Upton and 250 homes provided on smaller sites (including 30 homes at Sandford) alongside neighbourhood planning allocation sites of around 105 homes at Bere Regis and around 200 homes at North Wareham.

Does the policy...	Impact Short	Impact Medium	Impact Long	Supporting comments (additional to assumptions and judgements)	Mitigation needs
<p>Meet as much of Purbeck's housing need as possible</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	+	++	++	<p><u>Support:</u> This option, including the allocations expected in the neighbourhood plans, will provide for 1,700 homes which would meet the housing need in full.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p>Under the Council's current policy sites consisting of 10 units or more would be required to provide the minimum 40% affordable housing in the northern half of the district and 50% in the southern half. The Council is considering introducing a policy to encourage an appropriate mix of housing sizes and types through the Local Plan Review.</p> <p><u>Summary:</u> the developments proposed will meet the housing need of Purbeck.</p>	<i>No mitigation measures have been identified.</i>
Promote services and facilities where need is	+	+	+	<p><u>Support:</u> The development proposed at Wool will likely see improved services and facilities, such as increased primary school provision and the possibility of new local shops.</p>	

<p>identified</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>				<p>Proposals at Redbridge Pit/Moreton Station have potential to provide additional parking for the station.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p><u>Limitations:</u> Potential development at Upton and Lytchett Matravers is of a smaller scale and as such any improvements to services and facilities are likely to be more limited.</p> <p>The smaller sites (of 30 units or less) are unlikely to see many improvements made to services and facilities but may increase the sustainability of the local villages.</p> <p><u>Summary:</u> All sites have the potential to assist in either the provision or retention of services and facilities.</p>	
<p>Harness the economic potential of tourism and widen employment opportunities</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of</p>	+	+	+	<p><u>Support:</u> The sites at Wool are located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.</p> <p>A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall.</p> <p><u>Summary:</u> The development at Wool would be in close proximity to Dorset Innovation Park and may help to support investment at this site.</p>	<p><i>No mitigation measures have been identified.</i></p>

<p>tourism and widen employment opportunities in a sustainable way?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p> <p>Will this option help reduce poverty and help everyone afford a good standard of living?</p>					
<p>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?</p> <p>Decision aiding questions:</p> <p>Will the option help everyone</p>	+	+	+	<p><u>Support:</u> Developments proposed at Wool, Redbridge Pit/Moreton Station, Upton and Lytchett Matravers are located close to established existing settlements with associated services and facilities.</p> <p>Wool and Redbridge Pit/Moreton Station benefit from good travel links via rail to Dorchester and Poole.</p> <p>Wool benefits from bus services to Weymouth and Poole five times per day Monday to Friday and has well maintained footpaths linking areas of the village and Bovington. Redbridge Pit/Moreton Station does not benefit from any bus service but is within a walkable distance of Crossways which has buses to Weymouth and Dorchester eight times per day Monday to Friday, and six times per day at weekends. Lytchett Matravers has almost an hourly service into Poole. Sandford has excellent bus services connecting to Swanage and Poole stopping hourly throughout the day. Upton has direct links to Poole, Wareham, Swanage, Lytchett Matravers, and Creekmoor</p>	<p><i>Required mitigation: Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</i></p> <p><i>Improvements to the road network may need further investigation.</i></p>

<p>access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p> <p>Will this option improve health and promote healthy lifestyles?</p>				<p>several times per day.</p> <p>The good access to public transport and walking links helps promote healthy lifestyles by encouraging people to walk more.</p> <p>The sites at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will benefit from provision of Suitable Alternative Natural Green Space (SANGs).</p> <p><u>Limitations:</u> Lytchett Matravers and Upton do not benefit from rail links, and any sites which may come forward through the small sites policy may not benefit from good access to services and facilities. This lessens the positive effect on this objective.</p> <p><u>Summary:</u> The overall impact on this objective is likely to be positive because the main options are close to existing settlements. There are particular benefits at Wool and Redbridge Pit/Moreton Station because of their proximity to the stations.</p>	
<p>Reduce vulnerability to flooding and coastal change and plan for climate change?</p> <p>Decision aiding</p>	n	n	n	<p><u>Support:</u> Site selection has been informed by a comprehensive Strategic Flood Risk Assessment. None of the sites proposed are at risk from issues due to climate change and subsequent sea level rise.</p> <p><u>Limitations:</u> Some parts of some sites are in identified areas of flood risk, but a sequential approach would be followed at the master planning stage to ensure that development is located outside areas of flood risk.</p> <p>There is potential for any new development to impact on flooding through,</p>	<p><i>Required mitigation:</i> <i>Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions</i></p>

<p>questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.</p> <p>Further assessment is needed in relation to potential flood risk issues at Lytchett Matravers.</p> <p>There are identified surface water flood issues near the site at Sandford at the north eastern edge of the field near Keysworth Crossing. Any development here will need to address drainage in a sustainable way to ensure this issue is not worsened through the development.</p> <p><u>Summary:</u> Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy. Lytchett Matravers sites may need further investigation. The site at Sandford will need to ensure development there does not worsen existing flooding issues.</p>	<p><i>of this) and National Planning Policy.</i></p> <p><i>Lytchett Matravers sites may need further investigation.</i></p> <p><i>The site at Sandford will need to ensure development there does not worsen existing flooding issues.</i></p>
<p>Protect and enhance habitats and species and local Geodiversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and</p>	-	n	n	<p><u>Support:</u> There is an identified need for SANG provision as a form of mitigation to lessen the impact on heathlands on any site of 50 dwellings or more.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review.</p> <p>Areas that could be used as SANG's have been identified at Redbridge Pit/Moreton Station, Wool and Lytchett Matravers and there is also potential to extend the Policeman's Lane SANG at Upton if needed.</p> <p>If the small sites policy is taken forward appropriate heathland mitigation would need to be agreed.</p>	<p><i>Required mitigation:</i></p> <p><i>SANG's at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will need to be provided. The Policeman's Lane SANG at Upton may need to be extended.</i></p>

<p>enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p><u>Limitations:</u> Natural England have concerns about the site at Sandford and how any development there may impact on protected species.</p> <p><u>Summary:</u> Initial work on site may have a detrimental impact on biodiversity. At Wool, Redbridge Pit/Moreton Station and Lytchett Matravers (and if needed at Upton) SANG's will be provided to offset any potentially negative effects on the heathlands.</p> <p>Mitigation measures identified in the HRA will need to be delivered. There are outstanding issues in relation to mitigation at Sandford which will need to be resolved.</p>	<p><i>Further investigation into the effect on designated sites by development at Sandford will need to be undertaken.</i></p>
<p>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?</p> <p>Decision aiding questions:</p> <p>Will the option help and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p>	-	n	n	<p><u>Support:</u> The sites proposed at Wool, Upton, Lytchett Matravers and Redbridge Pit/Moreton Station are all located outside of the Area of Outstanding Natural Beauty (AONB).</p> <p>In the medium term the impact on the landscape is likely to be minimal. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.</p> <p>Although the site at Upton is on the edge of the settlement, sprawl is contained by the dual carriageway.</p> <p><u>Limitations:</u> Sites at Lytchett Matravers, Upton and Sandford are within the Greenbelt, to release this land, the Council would need to demonstrate exceptional circumstances. The sites to the south west of Wool and any others identified through the small sites policy either within or near to the AONB need to take into account the impact they may have on the neighbouring Area of Outstanding Natural Beauty (AONB) when designing the layout and phasing of the development. In particular SHLAA sites 6/27/0546 and 6/27/0241 may need to mitigate for impacts on the landscape.</p> <p>Archaeological site surveys may be needed to identify the presence or significance of any heritage assets and potential harmful impacts on them.</p>	<p><i>Required mitigation: Further archaeological site investigations are needed to identify any assets and/or the significance of them.</i></p> <p><i>Sites south west of Wool will need appropriate design and layout sympathetic to the nearby AONB.</i></p>

<p>Will the option maintain and enhance cultural and historical assets?</p>				<p>Development has the potential to improve the importance and maintenance of historic assets.</p> <p>Near the sites in Wool there is a Romano-British settlement which indicates that there is potential for non-designated assets in the surrounding areas, this will require further investigation to assess the location and significance of any found.</p> <p>In Lytchett Matravers, Redbridge Pit/Moreton Station and Sandford, archaeological site surveys will be required to identify the presence and significance of any heritage assets.</p> <p>The site at Upton is close to a non-designated historical site, any development here would need to take into account any impact on the heritage.</p> <p>The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.</p> <p><u>Summary:</u> The landscape of the potential development locations will undergo changes, however it is assumed that through detailed planning application processes, the impacts will either be neutral or positive. Further investigation is needed into the impact on potential historic assets.</p>	
<p>Minimise all forms of pollution and consumption of natural resources</p> <p>Decision aiding questions:</p> <p>Will the option promote</p>	-	-	-	<p><u>Support:</u> Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials. Consultations with authorities for expert advice may result in discussion between the council and developers, budget allowing, to help ensure any impact is kept to a minimum.</p> <p>Should Wool's sites attract those working at Dorset Innovation Park their commute needs would be minimal, lessening pollution and traffic</p>	<p><i>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with building</i></p>

<p>renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>				<p>congestion.</p> <p><u>Limitations:</u> During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. If phasing is introduced these should be spread out and less noticeable.</p> <p>In the longer term as the allocations are built out these will decrease. It will however leave the areas with increased air pollution, light pollution and consumption of natural resources.</p> <p>Due to the spread of development the pollution and consumption of natural resources should be more spread out, however this means that the District will incur negative effects rather than concentrating the effects in an already established area.</p> <p><u>Summary:</u> Additional homes will have a negative impact on pollution and consumption of natural resources. As the development in this option is more spread, the effect should be more spread out, unfortunately that means that the pollution will be more spread out including in AONB locations rather than concentrated in already established areas.</p>	<p><i>regulations.</i></p>
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Option B

Description: This option would focus the majority of development on two main sites in the less constrained west of the district, but would also include the use of smaller sites across the district.

Comprises of: 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station and 250 homes on smaller sites (including 30 homes at Sandford) alongside neighbourhood plan allocated sites of around 105 at Bere Regis and around 200 at North Wareham.

Does the policy...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements)	Mitigation needs
<p>Meet as much of Purbeck's housing need as possible</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	+	++	++	<p><u>Support:</u> This option, including the allocations expected in the neighbourhood plans, will provide for 1,700 homes which would meet the housing need in full.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p>Under the Council's current policy sites consisting of 10 units or more would be required to provide the minimum 40% affordable housing in the northern half of the district and 50% in the southern half. The Council is considering introducing a policy to encourage an appropriate mix of housing sizes and types through the Local Plan Review.</p> <p><u>Summary:</u> the developments proposed will meet the housing need of Purbeck.</p>	<p><i>No mitigation measures have been identified.</i></p>

<p>Promote services and facilities where need is identified</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	+	+	<p><u>Support:</u> The development proposed at Wool will likely see improved services and facilities, such as increased possibility of new local shops.</p> <p>Proposals at Redbridge Pit/Moreton Station have potential to provide additional parking for the station.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p><u>Limitations:</u> The smaller sites of (30 units or less) are unlikely to see many improvements made to services and facilities but may increase the sustainability of the local villages.</p> <p>Potential issues managing school provision at Wool, with the potential for stretched existing resources, but not sufficient demand to warrant the construction of a new school.</p> <p><u>Summary:</u> Wool and Redbridge Pit/Moreton Station have the potential to assist in either the provision or retention of services and facilities.</p>	<p><i>Required mitigation:</i> <i>Resolve the schooling options with DCC Education. If not possible, this option would be difficult to manage.</i></p>
<p>Harness the economic potential of tourism and widen employment</p>	+	+	+	<p><u>Support:</u> The sites at Wool are located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.</p> <p>A mix of new housing development at this location has the</p>	<p><i>No mitigation measures have been identified.</i></p>

<p>opportunities</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities in a sustainable way?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p> <p>Will this option help reduce poverty and help everyone afford a good standard of living?</p>				<p>potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall.</p> <p><u>Summary:</u> The development at Wool would be in close proximity to Dorset Innovation Park and may help to support investment at this site.</p>	
<p>Help everyone</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p><u>Support:</u> The sites at Wool and Redbridge Pit/Moreton Station are located close to established existing settlements with</p>	<p><i>Required mitigation:</i></p>

<p>access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain</p>				<p>associated services and facilities.</p> <p>Wool and Redbridge Pit/Moreton Station benefit from good travel links via rail links to Dorchester and Poole.</p> <p>Wool benefits also from bus services to Weymouth and Poole five times per day Monday to Friday and has well maintained footpaths linking areas of the village and Bovington. Redbridge Pit/Moreton Station does not benefit from any bus service but is within a walkable distance of Crossways which has access to Weymouth and Dorchester eight times per day Monday to Friday, and six times per day at weekends. Sandford has excellent bus services connecting to Swanage and Poole stopping hourly throughout the day.</p> <p>The good access to public transport and walking links helps promote healthy lifestyles by encouraging people to walk more. All locations are situated within rural areas allowing for easy access to public footpaths.</p> <p>The sites at Wool, Redbridge Pit/Moreton Station will benefit from provision of Suitable Alternative Natural Green Space (SANGs).</p> <p><u>Limitations:</u> Any sites which may come forward through the small sites policy may not benefit from good access to services and facilities. This lessens the positive impact on this objective.</p> <p>Mixed use development is encouraged as are improvements to pedestrian, cycle and public transport links at Wool, Redbridge Pit/Moreton Station and Sandford.</p>	<p><i>improvements to pedestrian, cycle ways and public transport should be incorporated into any development proposals.</i></p>
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<p>or enhance the quality and extent of public rights of way and recreational open space?</p> <p>Will this option improve health and promote healthy lifestyles?</p>				<p><u>Summary:</u> The overall impact on this objective is likely to be positive because the main options are close to existing settlements. There are particular benefits at Wool and Redbridge Pit/Moreton Station because of their proximity to the stations.</p>	
<p>Reduce vulnerability to flooding and coastal change and plan for climate change?</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p>	n	n	n	<p><u>Support:</u> Site selection has been informed by a comprehensive Strategic Flood Risk Assessment. None of the sites proposed are at risk from issues due to climate change and subsequent sea level rise.</p> <p><u>Limitations:</u> Some parts of some sites are in identified areas of flood risk, but a sequential approach would be followed at the master planning stage to ensure that development is located outside areas of flood risk.</p> <p>There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.</p> <p>There are identified surface water flood issues near the site at Sandford at the north eastern edge of the field near Keyworth Crossing. Any development here will need to address drainage in a sustainable way to ensure this issue is not worsened through the development.</p>	<p><i>Required mitigation:</i></p> <p><i>Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</i></p> <p><i>In particular the site at Sandford will need to ensure development there does not worsen existing flooding</i></p>

<p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p><u>Summary:</u> Sites will need to demonstrate an ability to meet the demands of the PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</p> <p>The site at Sandford will need to ensure development there does not worsen existing flooding issues.</p>	<p><i>issues.</i></p>
<p>Protect and enhance habitats and species and local Geodiversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green</p>	<p>-</p>	<p>n</p>	<p>n</p>	<p><u>Support:</u> There is an identified need for SANG provision as a form of mitigation to lessen the impact on heathlands on any site of 50 dwellings or more.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review.</p> <p>Areas that could be used as SANG's have been identified at Redbridge Pit/Moreton Station and Wool.</p> <p>If the small sites policy is taken forward appropriate heathland mitigation would need to be agreed.</p> <p><u>Limitations:</u> Natural England are concerned about the site at Sandford and how any development there may impact on protected species.</p>	<p><i>Required mitigation: SANG's at Wool and Redbridge Pit/Moreton Station will need to be provided.</i></p> <p><i>Further investigation into the effect on designated sites by development at Sandford will need to be undertaken.</i></p>

infrastructure?				<p><u>Summary:</u> Initial work on site may have a detrimental impact on biodiversity. At Wool and Redbridge Pit/Moreton Station SANG's will be provided to offset any potentially negative effects on the heathlands.</p> <p>Mitigation measures identified in the HRA will need to be delivered.</p> <p>There are outstanding issues in relation to mitigation at Sandford which will need to be resolved.</p>	
<p>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?</p> <p>Decision aiding questions:</p> <p>Will the option help and/or enhance the existing landscape and townscape?</p> <p>Will the option</p>	-	n	n	<p><u>Support:</u> The sites proposed at Wool and Redbridge Pit/Moreton Station are located outside of the Area of Outstanding Natural Beauty (AONB).</p> <p>In the medium term the impact on the landscape is likely to be minimal. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.</p> <p>The site at Sandford is in the greenbelt. To release this land the Council would need to demonstrate exceptional circumstances.</p> <p><u>Limitations:</u> During construction phase there will be inevitable and unavoidable impacts on the surrounding areas.</p> <p>The sites to the south west of Wool and any others identified through the small sites policy either within or near to the AONB need to take into account the impact they may have on the Area of Outstanding Natural Beauty (AONB) when designing the layout and phasing of the development. In particular SHLAA sites 6/27/0546 and 6/27/0241 may need to mitigate for impacts</p>	<p><i>Required mitigation: further archaeological site investigations required to identify any assets and/or the significance of them.</i></p> <p><i>Sites south west of Wool will need design and layout sympathetic to the nearby AONB.</i></p>

<p>value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p>on the landscape.</p> <p>Archaeological site surveys may be needed to identify the presence or significance of any heritage assets and potential harmful impacts on them. Development has the potential to improve the importance and maintenance of historic assets.</p> <p>Near the sites in Wool there is a Romano-British settlement which indicates that there is potential for non-designated assets in the surrounding areas, this will require further investigation to assess the location and significance of any found.</p> <p>In Redbridge Pit/Moreton Station and Sandford archaeological site surveys will be required to identify the presence and significance of any heritage assets.</p> <p><u>Summary:</u> the landscape of the locations will undergo changes, however it is assumed that through detailed planning application processes, the impacts will either be neutral or positive. Further investigation into the impact on potential historic assets is needed.</p>	
<p>Minimise all forms of pollution and consumption of natural resources</p> <p>Decision aiding questions:</p> <p>Will the option</p>	-	-	-	<p><u>Support:</u> Purbeck has no areas where air quality is poor and this level of construction is unlikely to cause this to change.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials. Consultations with authorities for expert advice may result in discussion between the council and developers to help ensure any impact is kept to a minimum.</p>	<p><i>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with</i></p>

<p>promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>				<p>Should Wool's sites attract those working at Dorset Innovation Park their commute needs would be minimal and could be met by the introduction of public transport to link the sites lessening pollution and traffic congestion.</p> <p><u>Limitations:</u> During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate significantly negative effects. If phasing is introduced these should be spread out and less noticeable.</p> <p>In the longer term as the allocations are built out these will decrease. It will however leave the areas with increased air pollution, light pollution and consumption of natural resources.</p> <p>Due to the spread of development the pollution and consumption of natural resources should be more spread out, however this means that the District will incur negative effects rather than concentrating the effects in an already established area.</p> <p><u>Summary:</u> Additional homes will have a negative impact on pollution and consumption of natural resources. As the development in this option includes an element of 'spread' (through the small sites policy), the effect should be more spread out, unfortunately that means that the pollution will be more spread out including in AONB locations rather than concentrated in already established areas.</p>	<p><i>building regulations.</i></p>
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Option C

Description: This option focuses development on two main locations in the less constrained west of the district.

Comprising of: 800 homes at Wool and 600 homes at Redbridge Pit/Moreton Station, alongside neighbourhood planning allocation sites of around 105 homes at Bere Regis and around 200 homes at North Wareham.

Does the policy...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements)	Mitigation needs
<p>Meet as much of Purbeck's housing need as possible</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	+	++	++	<p><u>Support:</u> This option, including the allocations expected in the neighbourhood plans, will provide for 1,700 homes which would meet the housing need in full.</p> <p>Under the Council's current policy sites consisting of 10 units or more would be required to provide the minimum 40% affordable housing in the northern half of the district and 50% in the southern half. The Council is considering introducing a policy to encourage an appropriate mix of housing sizes and types through the Local Plan Review.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p><u>Summary:</u> the developments proposed will meet the housing need of Purbeck.</p>	<p><i>No mitigation measures have been identified.</i></p>

<p>Promote services and facilities where need is identified</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	++	++	<p><u>Support:</u> The development proposed at Wool will likely see improved services and facilities, such as improvements to primary school provision and the possibility of new local shops.</p> <p>Proposals at Redbridge Pit/Moreton Station have potential to provide additional parking for the station.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p><u>Summary:</u> The large developments proposed are likely to improve existing services and facilities, or allow for the provision of more.</p>	<p><i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment</p>	+	++	++	<p><u>Support:</u> The sites at Wool are located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park. This may be particularly so when the development is so concentrated.</p>	<p><i>No mitigation measures have been identified.</i></p>

<p>opportunities</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities in a sustainable way?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p> <p>Will this option help reduce poverty and help everyone afford a good standard of living?</p>				<p>A mix of new housing development at this location has the potential to help diversity the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall.</p> <p><u>Summary:</u> The development at Wool would be in close proximity to Dorset Innovation Park and may help to support investment at this site.</p>	
<p>Help everyone</p>	<p>+</p>	<p>++</p>	<p>++</p>	<p><u>Support:</u> Developments proposed at Wool and Redbridge Pit/Moreton Station are located close to established existing</p>	<p><i>Required mitigation: Improvements to</i></p>

<p>access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain</p>				<p>settlements with associated services and facilities.</p> <p>Both locations benefit from good travel links via rail with at least an hourly direct route to Dorchester and Poole.</p> <p>Wool benefits also from bus services to Weymouth and Poole five times per day Monday to Friday and has well maintained footpaths linking areas of the village and Bovington. Redbridge Pit/Moreton Station does not benefit from any bus service but is within a walkable distance of Crossways which has access to Weymouth and Dorchester eight times per day Monday to Friday, and six times per day at weekends.</p> <p>The good access to public transport and walking links helps promote healthy lifestyles by encouraging people to walk more.</p> <p>The sites at Wool and Redbridge Pit / Moreton Station will benefit from provision of Suitable Alternative Natural Green Space (SANGs).</p> <p><u>Summary:</u> The overall impact on this objective is likely to be significantly positive because both the main site options are close to existing settlements and train stations.</p>	<p><i>pedestrian, cycle ways and public transport should be incorporated into development proposals.</i></p> <p><i>Improvements to the road network may need further investigation.</i></p>
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<p>or enhance the quality and extent of public rights of way and recreational open space?</p> <p>Will this option improve health and promote healthy lifestyles?</p>					
<p>Reduce vulnerability to flooding and coastal change and plan for climate change?</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p>	n	n	n	<p><u>Support:</u> Site selection has been informed by a comprehensive Strategic Flood Risk Assessment. None of the sites proposed are at risk from issues due to climate change and subsequent sea level rise.</p> <p><u>Limitations:</u> Some parts of the sites at Wool and Redbridge Pit / Moreton Station are in identified areas of flood risk, but a sequential approach would be followed at the master planning stage to ensure that development is located outside areas of flood risk.</p> <p>There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.</p> <p><u>Summary:</u></p> <p>Sites will need to demonstrate the ability to meet the</p>	<p><i>Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</i></p>

<p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</p>	
<p>Protect and enhance habitats and species and local Geodiversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green</p>	<p>-</p>	<p>n</p>	<p>n</p>	<p><u>Support:</u> There is an identified need for SANG provision as a form of mitigation to lessen the impact on heathlands on any site of 50 dwellings or more.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review.</p> <p>Areas that could be used as SANG's have been identified at both Wool and Redbridge Pit / Moreton Station.</p> <p>The potential SANG at Wool is a short distance away and a potential SANG at Redbridge Pit/Moreton Station is on the site of the development.</p> <p><u>Summary:</u> Initial work may have a detrimental impact on biodiversity but SANG's will be provided to offset any potentially negative effects on the heathlands and mitigation</p>	<p><i>Required mitigation: SANG's required to ensure impacts of development do not affect European Sites.</i></p>

infrastructure?				measures identified in the HRA will be enforced.	
<p>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?</p> <p>Decision aiding questions:</p> <p>Will the option help and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance</p>	-	n	+	<p><u>Support:</u> The sites proposed at Wool and Redbridge Pit / Moreton Station are both located outside the Area of Outstanding Natural Beauty (AONB).</p> <p>In the medium term the impact on the landscape is likely to be minimal. Development does have the potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges.</p> <p>Under this option, the only land to be released from the greenbelt would be at North Wareham, to facilitate the proposals being considered through the Neighbourhood Plan.</p> <p>Historic assets must always be considered and taken into account when decisions are made to ensure they protect the distinctive character of the settlements. Therefore archaeological site surveys may be needed to identify the presence or significance of any heritage assets and potential harmful impacts on them. However development at this scale has potential to improve the importance and maintenance of the historic assets so extensive development could result in a positive impact on this objective.</p> <p><u>Limitations:</u> The sites to the south west of Wool need to take into account the impact they may have on the neighbouring Area of Outstanding Natural Beauty (AONB) when designing the layout and phasing of the development. In particular SHLAA sites 6/27/0546 and 6/27/0241 may need to mitigate for impacts on the landscape.</p>	<p><i>Required mitigation: archaeological site investigations at the two larger locations are required to identify any assets and/or the significance of them. Sites south west of Wool to create design and layout sympathetic to the nearby AONB.</i></p>

<p>cultural and historical assets?</p>				<p>Near the sites in Wool there is a Romano-British settlement which indicates that there is potential for non-designated assets in the surrounding areas, this will require further investigation to assess the location and significance of any found.</p> <p>In Redbridge Pit/Moreton Station an archaeological site survey will be needed due to the existing quarrying.</p> <p>Containing the development to the two locations will cause an impact on the landscape and townscape of the immediate areas. However any significantly negative impacts are likely to be refused planning permission.</p> <p><u>Summary:</u> The landscape of the locations will undergo changes, however it is assumed that through detailed planning application processes, the impacts will either be neutral or positive. Further investigation is needed into the impact on potential historic assets.</p>	
<p>Minimise all forms of pollution and consumption of natural resources</p> <p>Decision aiding questions:</p> <p>Will the option promote</p>	-	-	-	<p><u>Support:</u> Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>The use of sustainable technology and materials and the adherence to building control regulations will help to reduce the impact as much as possible.</p> <p>Consultations with authorities for expert advice may result in discussion between the Council and developers to help ensure any impact is kept to a minimum.</p>	<p><i>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with building regulations.</i></p>

<p>renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>				<p>Should Wool's sites attract those working at Dorset Innovation Park, their commute needs would be minimal.</p> <p>Due to the concentration of development the pollution and consumption of natural resources should be more restricted, however this means that the impacts on development locations will be more significant.</p> <p><u>Limitations:</u> During the construction phase the consumption of natural resources used for the build, air quality and noise pollution caused by the build will generate significantly negative effects. If phasing is introduced these should be spread out and less noticeable.</p> <p>In the longer term as the allocations are built out these will decrease. It will however leave the area in the vicinity with increased air pollution, light pollution and consumption of natural resources.</p> <p><u>Summary:</u> Additional homes will have a negative impact on pollution and consumption of natural resources. As the development in this option is more concentrated, the effects will also be more concentrated.</p>	
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Appendix 2: Detailed assessment of each reasonable alternative relating to second homes

Option: Introduce Policy PRH (Principal Residence Housing) to prevent new build homes from being sold as second homes in the AONB and at Rural Exception Sites

Policy PRH assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck District's housing need as possible	n/a	n/a	n/a	<i>Conclusion:</i> The impact of the policy would be not applicable because it would not have an effect on the Council's ability to meet its housing requirement.	<i>Mitigation required:</i> None.
Promote services and facilities where need is identified	n	+	+	<i>Conclusion:</i> Although the policy would not provide any additional facilities or services, it would lead to more vibrant communities and a greater chance for retaining existing facilities and services. This alternative will have a positive impact on this objective.	<i>No mitigation measures identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	+	+	<i>Support:</i> Employment opportunities would be expected to increase as the population increased. The influx of new permanent residents may support the viability of existing businesses, and encourage the location of new businesses such as retail. More permanent residencies will provide an increased pool of potential employees working within the district, decreasing the need to travel outside of the District to work, helping road networks, infrastructure as well as water and air	<i>No mitigation measures identified.</i>

Policy PRH assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				quality. The established baseline of the tourism industry would not decline as existing stock will not be affected. <i>Conclusion:</i> This alternative will have a positive impact on this objective.	
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n/a	n/a	n/a	<i>Conclusion:</i> This alternative does not control where development will take place and therefore isn't applicable for assessment on this objective.	<i>No mitigation measures identified.</i>
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	n/a	n/a	n/a	<i>Conclusion:</i> Restricting the occupancy of new homes as second homes would not affect existing flooding issues or coastal change therefore is not applicable to assess in relation to this objective.	<i>No mitigation measures identified.</i>
Protect & enhance	n/a	n/a	n/a	<i>Conclusion:</i> This alternative itself does not allocate any sites for housing or employment and therefore will not	<i>No mitigation measures identified.</i>

Policy PRH assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
habitats and species?				directly affect any habitats or species. It is not applicable to assess this alternative in relation to this objective.	
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	<i>Support:</i> The policy may result in more people residing and recreating within the AONB areas and in potentially historically sensitive areas at Rural Exception Site villages. New residents may have a desire to engage with the community, embracing its past regardless of whether it is relevant to their family history or not. This could potentially increase the desire to protect cultural heritage and historical assets. <i>Conclusion:</i> This alternative will have a positive impact on this objective.	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption of natural resources.	n	n	n	<i>Conclusion:</i> restricting the occupation of a property to ensure it is occupied more often than a second home could lead to increased pollution and consumption of natural resources. However, the amount of stock that could be restricted by the policy would likely be small and therefore without a significant impact. Development would not be allowed that could not mitigate its impacts. The overall effect would be neutral .	<i>No mitigation measures identified.</i>

Option: District-wide policy to restrict new build homes from being sold as second homes

No policy assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck District's housing need as possible	n/a	n/a	n/a	<i>Conclusion:</i> The impact of the policy would be not applicable because it would not have an effect on the Council's ability to meet its housing requirement.	<i>No mitigation measures identified.</i>
Promote services and facilities where need is identified	n	+	+	<i>Conclusion:</i> Although the policy would not provide any additional facilities or services, it would lead to more vibrant communities and a greater chance for retaining existing facilities and services, having a positive effect on this objective.	<i>No mitigation measures identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	+	+	<i>Support:</i> Employment opportunities would be expected to increase as the permanent population increased. The influx of new permanent residents may support the viability of existing businesses, and encourage the location of new businesses such as retail. More permanent residencies will provide an increased pool of potential employees working within the district, decreasing the need to travel outside of the District to work, helping road networks, infrastructure as well as water and air quality.	<i>No mitigation measures identified.</i>

				<p>Second homes can have a positive effect on tourism. Second homeownership would continue, despite a restrictive policy, because of the volume of existing second hand housing stock that would still be available to the second homes market.</p> <p><i>Conclusion:</i> this alternative would likely have a positive effect on this objective.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	n/a	n/a	n/a	<p><i>Conclusion:</i> This alternative does not control where development will take place and therefore it is not applicable to assess this alternative against this objective.</p>	<p><i>No mitigation measures identified.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</p>	n/a	n/a	n/a	<p><i>Conclusion:</i> Restricting the occupancy of new homes as second homes would not affect existing flooding issues or coastal change. It is not applicable to assess this alternative against this objective.</p>	<p><i>No mitigation measures identified.</i></p>
<p>Protect & enhance habitats and</p>	n/a	n/a	n/a	<p><i>Conclusion:</i> This alternative itself does not allocate any sites for housing or employment and therefore will not directly affect any habitats or species. It is</p>	<p><i>No mitigation measures identified.</i></p>

species?				not applicable to assess this alternative against this objective.	
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	<p><i>Support:</i> The policy may result in more people residing and recreating District wide. New residents may have a desire to engage with the community, embracing its past regardless of whether it is relevant to their family history or not. This could potentially increase the desire to protect cultural heritage and historical assets.</p> <p>Conclusion: This alternative will have a positive impact on this objective.</p>	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption of natural resources.	n	n	n	<p><i>Conclusion:</i> restricting the occupation of a property to ensure it is occupied more often than a second home could lead to increased pollution and consumption of natural resources. However, the amount of stock that could be restricted by the policy would likely be small and therefore without a significant impact. Development would not be allowed that could not mitigate its impacts. The overall effect would be neutral.</p>	<i>No mitigation measures identified.</i>

Option: No policy to restrict new build homes from being sold as second homes

No policy assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck District's housing need as possible	n/a	n/a	n/a	<i>Conclusion:</i> The impact of the alternative is not applicable to assess against this objective.	<i>No mitigation measures identified.</i>
Promote services and facilities where need is identified	-	-	-	<i>Conclusion:</i> Without a resident population, facilities and services could suffer resulting in a negative impact on this objective.	<i>Required mitigation:</i> Monitoring vitality, amount and usage of services and facilities to identify if any changes are required.
Harness the economic potential of tourism and widen employment opportunities in Purbeck	-	-	-	<i>Support:</i> Second home owners tend to have a higher disposable income than most and use their second home for holidays which of course boosts tourism prospects. If the trend for second homes continues its upward trajectory local businesses will benefit from increased sales particularly in the short term. <i>Limitations:</i> Over a longer period of time recruitment may become increasingly difficult as the pool of potential employees diminishes. Workers will be forced to commute from outside of the District. Second home owners could outbid permanent	<i>Required mitigation:</i> Monitor vitality of tourism and employment within affected areas, to assess for any decline that can be attributed to the effects of having no policy. <i>Mitigation difficulties:</i> It would be difficult to align any decline to have been caused by having no policy. The Council would need

No policy assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>residents and potentially buy out entire villages. This would mean employment and tourism would only viably take place in high season and diminish during the winter months seriously effecting the tourism and employment opportunities in Purbeck.</p> <p><i>Conclusion:</i> The limitations of this alternative outweighs the support and has a negative effect on this objective.</p>	supporting evidence to be confident that no other variable contributed to the decline.
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	n/a	n/a	n/a	<p><i>Conclusion:</i> This alternative does not control where development will take place and therefore is not applicable to assess against this objective.</p>	<i>No mitigation measures identified.</i>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic</p>	n/a	n/a	n/a	<p><i>Conclusion:</i> This alternative does not control the level of development that will take place and therefore is not applicable to assess against this objective.</p>	<i>No mitigation measures identified.</i>

No policy assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
changes					
Protect & enhance habitats and species?	n/a	n/a	n/a	<i>Conclusion:</i> This alternative itself does not allocate any sites for housing or employment and therefore will not directly affect any habitats or species. It is therefore not applicable to assess the alternative against this objective.	<i>No mitigation measures identified.</i>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<i>Limitations:</i> Any decrease in permanent populations may have a large impact on cultural and historical assets. With an increasing number of empty homes and therefore fewer visitors, the sites could be left unfunded and decline in condition. <i>Conclusion:</i> This alternative will have a negative effect on Purbeck's landscapes and townscapes.	<i>Required mitigation:</i> Monitoring the condition of cultural and historical assets must be done regularly to avoid any decline in condition. If any decline is detected and its decline can be attributed to the growth of second home use, a restrictive policy may need to be reconsidered. <i>Mitigation difficulties:</i> It would be difficult to align any decline to have been caused by having no policy. The Council would need supporting evidence to be confident that no other variable contributed to the decline
Minimise all	+	+	+	<i>Support:</i> The increasing trend of second homes within	<i>No mitigation measures</i>

No policy assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
forms of pollution and consumption of natural resources.				<p>the AONB may lead to less permanent inhabitants which would create less pollution and consumption of natural resources, for example, water use, than if there were more permanent residents. Although second home owners would drive into the district, their effect on pollution would not be as great as if more people permanently resided within the district and therefore used cars, increased demands on public transport etc.</p> <p><i>Conclusion:</i> This alternative would improve the current baseline of pollution and consumption of natural resources so the policy has a minor positive effect on this objective.</p>	<i>identified.</i>

Option: Build more market value homes

Build more market value homes assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck Districts housing need as possible	+	+	+	<p><i>Support:</i> If more homes are built then the Council will be meeting the Districts housing need. Provided impacts could be mitigated, this would achieve the NPPF's goal for boosting significantly the supply of housing.</p> <p><i>Limitations:</i> there is the possibility of the extra homes being bought by more second homeowners. Building further housing would seem an inappropriately disproportional option if other options are available.</p> <p><i>Conclusion:</i> This alternative would have a positive effect on this SA objective.</p>	<p><i>Required mitigation:</i> Monitoring of how many are bought by second home owners to ensure no negative impact.</p> <p><i>Mitigation difficulties identified:</i> Properties change hands and this is difficult for the Council to monitor.</p>
Promote services and facilities where need is identified	+	+	+	<p><i>Support:</i> More homes would likely require more services and facilities, therefore this policy could have a positive impact on this objective.</p> <p><i>Limitations:</i> the services and facilities may not be required in the long term if permanent residency declines further.</p> <p><i>Conclusion:</i> This alternative could have a positive effect on this SA objective.</p>	<p><i>No mitigation measures identified.</i></p>
Harness the economic potential of tourism and	+	+	+	<p><i>Support:</i> Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase.</p>	<p><i>No mitigation measures identified.</i></p>

Build more market value homes assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
widen employment opportunities in Purbeck				<p>Tourism should not be adversely affected as existing and potential stock of second homes will remain. Local businesses who are supported by second homeowners may experience some increased trade.</p> <p><i>Conclusion:</i> This alternative would lead to a minor positive effect on this objective.</p>	
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n/a	n/a	n/a	<p><i>Conclusion:</i> This alternative does not control where development will take place and therefore is not applicable to be assessed against this objective.</p>	<p><i>No mitigation measures identified.</i></p>
Reduce vulnerability to flooding and coastal change, and adapt to climatic	-	-	-	<p><i>Limitations:</i> Development needs to mitigate its impacts, but building more houses will affect factors such as infiltration. If other approaches are available, this would seem a disproportionate approach.</p> <p><i>Conclusion:</i> This alternative will have a negative effect on this objective.</p>	<p><i>Mitigation required:</i> Planning law requires that development minimises light, air and water pollution and provides flood risk assessments when required.</p> <p><i>Mitigation difficulties:</i> None</p>

Build more market value homes assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
changes					identified.
Protect & enhance habitats and species?	-	-	-	<p>Although development needs to mitigate its impacts, building more houses would put habitats and species at greater risk. Additional homes would be an illogical and disproportionate approach if other options are available.</p> <p><i>Conclusion:</i> This alternative would impact <u>negatively</u> on this objective.</p>	<i>Mitigation required:</i> Stringent measures for ensuring habitats are retained and species protected.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	<p><i>Support:</i> The policy alone should not effect this objective. However indirectly it will lead to more people residing within the AONB areas and in rural exception sites. New development has the potential to negatively impact the landscapes but it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, there is potential for development to enhance landscapes.</p> <p>New residents may have a desire to engage with the community, embracing its past regardless of whether it is relevant to their family history or not. This could potentially increase the desire to protect cultural heritage and historical assets.</p>	<i>No mitigation measures identified.</i>

Build more market value homes assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				Conclusion: This alternative would have a positive effect on this objective.	
Minimise all forms of pollution and consumption of natural resources.	-	-	-	<p><i>Limitations:</i> New development will cause a negative impact on pollution and the consumption of natural resources. Planning law requires that development mitigates for any such negative impacts. Even with mitigation, negative impacts will occur.</p> <p><i>Conclusion:</i> This alternative will negatively affect the quality of soil, air or water quality, produce more waste, and increase the consumption of water.</p>	<i>Mitigation required:</i> as per planning law, to minimise any negative effect on all forms of pollution and consumption of natural resources.

Appendix 3: Detailed assessment of each reasonable alternative for settlement strategy

Option: Updating of PLP1 Policy LD: General Location of Development

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck District's housing need as possible	++	++	++	<p><u>Support:</u> The policy does not make provision for new housing but guides it to the most sustainable locations.</p> <p><u>Limitations:</u> A consequence of locating development at towns and key services villages will lead to high level of demand for fewer houses in the smaller villages driving prices up and making housing less affordable to local people, a negative impact on sustainability. It is also likely to make the smaller settlements even more attractive to those looking for second homes, as these will effectively be protected from further development. However, this is already happening, and the policy is of overall benefit to the district from a sustainability point of view.</p> <p><u>Conclusion:</u> This alternative has a significantly positive effect on this objective.</p>	<p><i>Mitigation requirements:</i> Ensure Policy AHT: Affordable Housing Tenure is rigorously enforced.</p>
Promote services and facilities where need is identified	+	++	++	<p><u>Support:</u> Directing development to areas with greater number of accessible amenities will be beneficial to those who live there. It could also promote those services and facilities for expansion/improvements should the need arise.</p>	<p><i>Mitigation requirements:</i> Liaise with Clinical Commissioning Group and Highways to make improvements or best use</p>

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p><u>Limitations:</u> In order for those services and facilities to expand to meet the need, the extra need must be proven.</p> <p><u>Conclusion:</u> This alternative has a <u>significantly positive</u> effect on this objective.</p>	<p>of the Districts doctors surgeries and road network in particular.</p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p><u>Support:</u> The policy attempts to link population growth with employment growth. However, two large employment sites at Holton Heath and Dorset Green are not located within walking distance of existing settlements, necessitating travel by vehicle. Despite this, the policy remains supportive of employment growth on these key sites supported by improvements to public transport and cycling through the Purbeck Transportation Strategy.</p> <p>The concentration of new residential development within towns and villages will help support existing businesses located there by providing a local workforce, helping to maintain their viability and ability to expand. In the medium to long term, any influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail.</p> <p>Directing development to more populated areas is</p>	<p><i>Mitigation requirements:</i> Any residential development needs to be located appropriate so the increased population would have a positive effect on the tourist services and not any negative effects on the natural and historic heritage.</p>

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>likely to encourage employers to remain or relocate to these areas and thereby increasing employment opportunities in those areas. Directing tourism accommodation and attractions to towns and villages will help reduce the need to travel by car which is a direct positive benefit.</p> <p><u>Limitations:</u> However, it is not expected that the scale of development likely in Purbeck will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p><u>Conclusion:</u> This alternative has a <u>significantly positive</u> effect on this objective.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p><u>Support:</u> The objective of this alternative is to encourage development in areas with the most services and amenities within walking distance, thereby helping access to basic services and reducing the need to travel by car. Providing a sustainable focus for the wider communities they serve.</p> <p>Concentrating development may serve to improve the viability of public transport provision potentially generating positive effects for both prospective and</p>	<p><i>No mitigation measures identified.</i></p>

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
use of public transport?				<p>existing residents.</p> <p><u>Limitations:</u> There is no guarantee that the public will walk, cycle or make use of public transport, and therefore there is no guarantee that the use of cars will be reduced.</p> <p><u>Conclusion:</u> This alternative has a significantly positive effect on this objective.</p>	
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	n	n	n	<p><u>Support:</u> Concentrating developments in towns and villages may increase the risk of flooding both in the immediate vicinity of the development and elsewhere from increased surface run off from the new developments. However, it is assumed that development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken together with the requirements of Policy FR and the most up to date SFRA such that any risk will be alleviated.</p> <p><u>Conclusion:</u> This alternative has a neutral impact on this objective.</p>	<i>No mitigation measures identified.</i>
Protect & enhance habitats and species?	++	++	++	<p><u>Support:</u> Directs development away from constrained areas that otherwise would be impacted.</p> <p><u>Limitations:</u> Concentrating development could have cumulative impacts on habitats and species.</p>	<i>Required mitigation:</i> Undertake HRA when assessing site options for Local Plan Review to predict any cumulative

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p><u>Conclusion:</u> This alternative has a significant positive effect on this objective</p>	impact and provide ways of mitigating for any potential impact from windfall.
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?</p>	++	++	++	<p><u>Support:</u> Maintaining a strong case for development within already established areas protects Purbeck's unique landscape and provided the design is acceptable, enhances the existing townscapes. Cultural and historical assets are therefore protected also.</p> <p><u>Limitations:</u> More development means more of an impact on Purbeck's landscape, however it is assumed that any potential impacts are mitigated both through the development management process and the promotion of high quality, sensitive design.</p> <p><u>Conclusion:</u> This alternative has a significant positive effect on this objective due to the mitigation techniques already in place.</p>	<i>No mitigation measures identified.</i>
<p>Minimise all forms of pollution and consumption of natural resources.</p>	-	-	-	<p><u>Support:</u> Concentrating development in towns and villages will make the collection of waste more efficient and improve the viability of community recycling facilities, helping meet recycling targets. Energy consumption and greenhouse emissions may be offset in part by this policy reducing the need to travel.</p> <p>It is assumed that any applications for development of</p>	<i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i>

Review of PLP1 Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality. Therefore Policy GP must be adhered to.</p> <p>New development will take place where existing noise, air, light and water pollution is concentrate. The policy would have a positive effect as the more rural tranquil areas would not be greatly affected by light, air or noise pollution.</p> <p>The policy will indirectly promote brownfield sites.</p> <p><u>Limitations:</u> Maintaining the hierarchy promotes development in already developed areas compounding pollution and the consumption of natural resources in those areas. Whatever the case, more development means more of an impact on pollution and natural resources.</p> <p><u>Conclusion:</u> This alternative has a negative effect on this objective.</p>	

Option: Continue using Policy LD: General Location of development

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
<p>Meet as much of Purbeck District's housing need as possible</p>	+	+	+	<p><u>Support:</u> The policy does not make provision for new housing but guides it to the most sustainable locations.</p> <p><u>Limitations:</u> The facilities and services at the locations are out of date hence it does not fulfil this objective as much as it potentially could.</p> <p><u>Conclusion:</u> This alternative has a <u>minor positive</u> effect on this objective.</p>	<p><i>Mitigation requirements:</i> ensure Policy AHT: Affordable Housing Tenure is rigorously enforced.</p>
<p>Promote services and facilities where need is identified</p>	+	+	+	<p><u>Support:</u> Directing development to areas with greater number of accessible amenities will be beneficial to those who live there. It will also promote those services and facilities for expansion/improvements should the need arise.</p> <p><u>Limitations:</u> The facilities and services at the locations are out of date hence it does not fulfil this objective as much as it potentially could. In order for those services and facilities to expand to meet the need, the extra need must be proven.</p> <p><u>Conclusion:</u> This alternative has a <u>minor positive</u> effect on this objective.</p>	<p><i>No mitigation measures identified.</i></p>

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck</p>	+	+	+	<p><u>Support</u>: The policy attempts to link population growth with employment growth. However, two large employment sites at Holton Heath and Dorset Green are not located within walking distance of existing settlements, necessitating travel by vehicle. Despite this, the policy remains supportive of employment growth on these key sites supported by improvements to public transport and cycling through the Purbeck Transportation Strategy.</p> <p>The concentration of new residential development within towns and villages will help support existing businesses located there by providing a local workforce, helping to maintain their viability and ability to expand.</p> <p>In the medium to long term, any influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. However, it is not expected that the scale of development likely in Purbeck will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>Directing development to more populated areas is likely to encourage employers to remain or relocate to</p>	<p><i>Mitigation requirements:</i> Any residential development needs to be located appropriate so the increased population would have a positive effect on the tourist services and not any negative effects on the natural and historic heritage.</p>

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>these areas and thereby increasing employment opportunities in those areas.</p> <p><u>Limitations:</u> The facilities and services at the locations are out of date hence it does not fulfil this objective as much as it potentially could.</p> <p>Directing tourism accommodation and attractions to towns and villages will help reduce the need to travel by car which is a direct positive benefit.</p> <p><u>Conclusion:</u> This alternative has a minor positive effect on this objective.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	+	+	+	<p><u>Support:</u> The objective of this alternative is to encourage development in areas with the most services and amenities within walking distance, thereby helping access to basic services and reducing the need to travel by car. Providing a sustainable focus for the wider communities they serve.</p> <p>Concentrating development may serve to improve the viability of public transport provision potentially generating positive effects for both prospective and existing residents.</p> <p><u>Limitations:</u> The facilities and services at the locations</p>	<p><i>No mitigation measures identified</i></p>

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>are out of date hence it does not fulfil this objective as much as it potentially could.</p> <p>There is no guarantee that the public will walk, cycle or make use of public transport, and therefore there is no guarantee that the use of cars will be reduced.</p> <p><u>Conclusion:</u> This alternative has a minor positive effect on this objective.</p>	
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	n	n	n	<p><u>Support:</u> Concentrating developments in towns and villages may increase the risk of flooding both in the immediate vicinity of the development and elsewhere from increased surface run off from the new developments. However, it is assumed that development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken together with the requirements of Policy FR and the most up to date SFRA such that any risk will be alleviated.</p> <p><u>Conclusion:</u> This alternative has a neutral impact on this objective.</p>	<i>No mitigation measures identified</i>
Protect & enhance habitats and	++	++	++	<p><u>Support:</u> Directs development away from constrained areas that otherwise would be impacted.</p>	<i>Required mitigation:</i> Undertake HRA when assessing site options for

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
species?				<p><u>Limitations:</u> Concentrating development could have cumulative impacts on habitats and species.</p> <p><u>Conclusion:</u> This alternative has a significant positive effect on this objective</p>	Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	<p><u>Support:</u> Maintaining a strong case for development within already established areas protects Purbeck's unique landscape and provided the design is acceptable, enhances the existing townscapes. Cultural and historical assets will also be protected.</p> <p><u>Limitations:</u> More development means more of an impact on Purbeck's landscape and townscape however it is assumed that any potential impacts are mitigated both through the development management process and the promotion of high quality, sensitive design.</p> <p>The facilities and services at the locations are out of date hence it does not fulfil this objective as much as it potentially could.</p> <p><u>Conclusion:</u> This alternative has a minor positive effect on this objective due to the mitigation techniques already in place.</p>	<i>No mitigation measures identified</i>
Minimise all forms of	-	-	-	<p><u>Support:</u> Concentrating development in towns and villages will make the collection of waste more efficient</p>	<i>No mitigation measures identified in addition to</i>

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
pollution and consumption of natural resources.				<p>and improve the viability of community recycling facilities, helping meet recycling targets. Energy consumption and greenhouse emissions may be offset in part by this policy reducing the need to travel.</p> <p>It is assumed that any applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality. Therefore Policy GP must be adhered to.</p> <p>New development will take place where existing noise, air, light and water pollution are concentrated. The policy would have a positive effect as the more rural tranquil areas would not be greatly affected by light, air or noise pollution.</p> <p>The policy will indirectly promote brownfield sites.</p> <p><u>Limitations:</u> Maintaining the hierarchy promotes development in already developed areas compounding pollution and the consumption of natural resources in those areas. Whatever the case, more development means more of an impact on pollution and natural resources.</p> <p><u>Conclusion:</u> This alternative has a minor negative</p>	<p><i>those set out in Judgements and Assumptions.</i></p>

Policy LD assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				effect on this objective.	

Option: Restrict development to within a set distance of the nearest facility or service.

Alt C assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck District's housing need as possible	+	+	+	<p><u>Support:</u> The policy does not make provision for new housing but guides it to the most sustainable locations.</p> <p><u>Limitations:</u> Restrictions on where the development can take place is likely to have a less positive impact on the promotion of brownfield land redevelopment.</p> <p><u>Conclusion:</u> This alternative has a minor positive effect on this objective.</p>	<i>No mitigation measures identified</i>
Promote services and facilities where need is identified	-	-	-	<p><u>Limitations:</u> This alternative is less likely to support existing services and facilities as development due to the spread of development likely to be possible.</p> <p><u>Conclusion:</u> Due to the limitations this alternative has a minor negative effect on this objective.</p>	<p><i>Required mitigation:</i> Liaise with service providers to ensure adequate provision.</p> <p><i>Mitigation difficulties:</i> Planning has little authority over this.</p>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	n	n	n	<p><u>Support:</u> The policy attempts to link population growth with employment growth. However, two large employment sites at Holton Heath and Dorset Green are not located within walking distance of existing settlements, necessitating travel by vehicle. Despite this, the policy remains supportive of employment growth on these key sites supported by improvements to public transport and cycling through the Purbeck Transportation Strategy.</p> <p><u>Limitations:</u> Due to the nature of the development being spread out, it is not expected that development is likely to generate much inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the</p>	<i>No mitigation measures identified</i>

Alt C assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>District to towns including Poole and Bournemouth.</p> <p>Allowing tourism accommodation and attractions outside of towns and villages will have a negative effect on pollution levels as tourists, employers and employees would have to travel by car to reach the lesser accessible places. However, the nature of tourist attractions and accommodation being situated within the countryside likely to attract tourists.</p> <p><u>Conclusion:</u> Due to the conflicting support and limitations effects, this alternative is scored as having a neutral.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	-	-	-	<p><u>Limitations:</u> This policy would not reduce the need for car use as accessing services could require the use of cars. Also it is unlikely public transport will be available at less prominent locations.</p> <p><u>Conclusion:</u> Due to the limitations, this alternative would have a minor negative effect on this objective.</p>	<p><i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</p>	n	n	n	<p><u>Support:</u> Any development may increase the risk of flooding both in the immediate vicinity of the development and elsewhere from increased surface run off from the new developments. However, it is assumed that development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken together with the requirements of Policy FR and the most up to date SFRA such that any risk will be alleviated.</p>	<p><i>No mitigation measures identified</i></p>

Alt C assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p><u>Conclusion:</u> This alternative has a neutral impact on this objective.</p>	
<p>Protect & enhance habitats and species?</p>	+	+	+	<p><u>Support:</u> Directs development away from constrained areas that would otherwise be impacted.</p> <p><u>Conclusion:</u> This alternative has a minor positive effect on this objective</p>	<p><i>Required mitigation:</i> Undertake HRA when assessing site options for Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.</p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?</p>	-	-	-	<p><u>Support:</u> Maintaining a strong case for development near to already established areas protects Purbeck's unique landscape and historical assets.</p> <p>The alternative will not positively contribute to the townscapes, having a neutral effect.</p> <p><u>Limitations:</u> Distributing development around the District is likely to have a negative effect on Purbeck's landscape, although it must be noted that well designed development can have positive effects on landscape.</p> <p>It is likely to contribute to less of a community atmosphere, thus affecting the mentality of the District.</p> <p><u>Conclusion:</u> This alternative is likely to have a minor negative effect on this objective.</p>	<p><i>Required mitigation:</i> Consultation with the landscape architect and design and conservation officer will help reduce any potentially negative impacts.</p>
<p>Minimise all forms of pollution and consumption of natural</p>	-	-	-	<p><u>Limitations:</u> Allowing development outside of towns and villages will make the collection of waste less efficient and decrease the viability of community recycling facilities.</p> <p>Energy consumption and greenhouse emissions will increase</p>	<p><i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i></p>

Alt C assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
resources.				<p>as the need to travel to nearby services increases.</p> <p>It is assumed that any applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality. Additionally Policy GP must be adhered to.</p> <p>New development will increase noise, air, light and water pollution outside of towns and villages where this type of pollution is not already in existence.</p> <p>More development means more of an impact on pollution and natural resources.</p> <p><u>Conclusion</u>: This alternative has a minor negative effect on this objective.</p>	

Option: All settlements weighted the same

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck Districts housing need as possible	+	+	+	<p><u>Support:</u> Removing restrictions upon development in any way will help meet Purbecks housing requirement.</p> <p>This alternative would not help promote brownfield sites.</p> <p><u>Conclusion:</u> This alternative will have a minor positive impact on this objective.</p>	<i>No mitigation measures identified</i>
Promote services and facilities where need is identified	-	-	-	<p><u>Limitations:</u> This alternative is unlikely to support existing services and facilities as development will not be concentrated around established locations.</p> <p>It is likely to contribute to less of a community atmosphere, thus affecting the mentality of the District.</p> <p><u>Conclusion:</u> Due to the limitations this alternative has a minor negative effect on this objective.</p>	<i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	u	u	u	<p><u>Support:</u> The policy attempts to link population growth with employment growth. However, two large employment sites at Holton Heath and Dorset Green are not located within walking distance of existing settlements, necessitating travel by vehicle. Despite this, the policy remains supportive of employment growth on these key sites supported by improvements to public transport and cycling through the Purbeck Transportation Strategy.</p> <p>Given that this alternative supports housing anywhere in</p>	<i>No mitigation measures identified</i>

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>Purbeck, residential dwellings could potentially be built within close proximity of the larger employment sites reducing the need to travel by vehicle.</p> <p><u>Limitations:</u> Small business will have to compete with those business wide and larger organisations. This would be due to residents using their cars to access employment, purchase goods or access tourism, whilst in their cars, they could choose to drive to the 'best' business available rather than the nearest one.</p> <p>Due to development being spread out inward investment is unlikely, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>Allowing tourism accommodation and attractions outside of towns and villages will have a negative effect on pollution levels as tourists, employers and employees would have to travel by car to reach the lesser accessible places. However, the nature of tourist attractions and accommodation being situated within the countryside likely to attract tourists.</p> <p><u>Conclusion:</u> Due to the significant conflicting support and limitations, this alternative is scored as unknown.</p>	
<p>Help everyone access basic services,</p>	-	--	--	<p><u>Limitations:</u> Residents will have to use their cars in order to utilise services and facilities within the larger settlements.</p> <p>Public transport and cycle ways on country roads are sparse in</p>	<p><i>No achievable mitigation requirements.</i></p>

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
reduce the need to travel by car & encourage cycling, walking and use of public transport?				<p>rural Purbeck therefore development located anywhere outside of settlement boundaries is likely to necessitate a need for car use.</p> <p><u>Conclusion:</u> This alternative is likely to significantly negatively affect this objective.</p>	
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	n	n	n	<p><u>Support:</u> Spreading out development may increase the risk of flooding both in the immediate vicinity of the development and elsewhere from increased surface run off from the new developments. However, it is assumed that development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken together with the requirements of Policy FR and the most up to date SFRA such that any risk will be alleviated.</p> <p><u>Conclusion:</u> This alternative has a neutral impact on this objective.</p>	<i>No mitigation measures identified</i>
Protect & enhance habitats and species?	-	-	-	<p><u>Support:</u> The lack of concentration of development could have minor impacts on habitats and species all over the district resulting in a cumulative negative effect.</p> <p><u>Conclusion:</u> This alternative has a minor negative effect on this objective</p>	<i>Required mitigation:</i> Undertake HRA when assessing site options for Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.
Protect & enhance Purbeck's	-	-	-	<p><u>Support:</u> Cultural and historical assets are likely to remain untouched.</p>	<i>Required mitigation:</i> Consultation with the landscape architect and design and conservation officer

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
unique landscape & townscape, & cultural & historical assets?				<p><u>Limitations:</u> Distributing development around the District is likely to have a negative effect on Purbeck’s landscape, although it must be noted that well designed development can have positive effects. The alternative will not contribute to the townscapes.</p> <p><u>Conclusion:</u> This alternative is likely to have a <u>minor negative</u> effect on this objective.</p>	will help reduce any potentially negative impacts.
Minimise all forms of pollution and consumption of natural resources.	-	-	-	<p><u>Limitations:</u> Allowing development anywhere will have a negative impact on the collection of waste efficiency and decrease the viability of community recycling facilities.</p> <p>Energy consumption and greenhouse emissions will increase as the need to travel to services increases.</p> <p>It is assumed that any applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality. Therefore Policy GP must be adhered to.</p> <p>New development will increase noise, air, light and water pollution outside of towns and villages where this type of pollution is already in existence, although the impact is likely to be more spread out.</p> <p>More development means more of an impact on pollution and natural resources.</p>	<i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i>

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p><u>Conclusion</u>: This alternative has a minor negative effect on this objective.</p>	

Appendix 4: Detailed assessment of each alternative to small sites policy

Option: Establish a small sites policy to allow small housing sites (up to 30 homes) to be developed outside existing town and village boundaries, where certain conditions are met

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting Comments	Mitigation needs
Meet as much of Purbeck's housing need as possible	+	+	+	<u>Support:</u> The policy allows for more housing to be built in small quantities, contributing to meeting the housing need.	<i>No mitigation measures identified</i>
Promote services and facilities where need is identified	n	n	n	<u>Limitations:</u> This option promotes development close to the edge of existing settlements. However small scale development in rural locations will unlikely increase provision for services and facilities.	<i>No mitigation measures identified</i>
Harness the economic potential of tourism and widen employment opportunities	n	n	n	<u>Limitations:</u> This option promotes development close to the edge of existing settlements. However small scale development in rural locations will unlikely widen employment or tourism opportunities.	<i>No mitigation measures identified</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	-	-	-	<u>Limitations:</u> The proposed policy is unlikely to help anyone access basic services or reduce the need to travel by car, in fact it may increase the need due to being situated in areas with fewer facilities. For example, people may need to drive in order to access shops or doctors for example.	<i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i>
Reduce vulnerability to flooding and coastal change and	n/a	n/a	n/a	This option is unlikely to affect this objective.	<i>No mitigation measures identified</i>

plan for climate change?					
Protect and enhance habitats and species and local Geodiversity.	n	n	n	<u>Support</u> : Encouragement of small development will protect existing habitats and species from further large developments. However the small developments will not require a SANG and may be refused if they are deemed to have a possible impact on protected habitats.	<i>No mitigation measures identified</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	++	++	++	<u>Support</u> : Locating development close to the edge of already established villages, hamlets or towns will ensure the landscape outside of these areas is protected. It also will add to the townscape and increase the likelihood of cultural and historical assets being protected.	<i>No mitigation measures identified</i>
Minimise all forms of pollution and consumption of natural resources	n	n	n	<u>Support</u> : Due to the developments being very small in size, they will have very little effect on this objective.	<i>No mitigation measures identified</i>

Option: Remove PLP1 Policy LD General Location of Development and PLP1 Policy CO Countryside to allow development anywhere

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Meet as much of Purbeck Districts housing need as possible	+	+	+	<p><u>Support:</u> Removing restrictions upon development in any way will help meet Purbecks housing requirement.</p> <p>This alternative would not help promote brownfield sites.</p> <p><u>Conclusion:</u> This alternative will have a minor positive impact on this objective.</p>	<i>No mitigation measures identified.</i>
Promote services and facilities where need is identified	-	-	-	<p><u>Limitations:</u> This alternative is unlikely to support existing services and facilities as development will not be concentrated around established locations.</p> <p>It is likely to contribute to less of a community atmosphere, thus affecting the mentality of the District.</p> <p><u>Conclusion:</u> Due to the limitations this alternative has a minor negative effect on this objective.</p>	<i>No achievable mitigation identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	u	u	u	<p><u>Support:</u> Given that this alternative supports housing anywhere in Purbeck, residential dwellings could potentially be built within close proximity of the larger employment sites reducing the need to travel by vehicle.</p> <p><u>Limitations:</u> Small business will have to compete with those business wide and larger organisations. This would be due to residents using their cars to access employment, purchase goods or access tourism, whilst in their cars, they could choose</p>	<i>No mitigation measures identified.</i>

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
				<p>to drive to the 'best' business available rather than the nearest one.</p> <p>Due to development being spread out inward investment is unlikely, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>Allowing tourism accommodation and attractions outside of towns and villages will have a negative effect on pollution levels as tourists, employers and employees would have to travel by car to reach the lesser accessible places. However, the nature of tourist attractions and accommodation being situated within the countryside likely to attract tourists.</p> <p><u>Conclusion:</u> Due to the significant conflicting support and limitations, this alternative is scored as unknown.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	-	--	--	<p><u>Limitations:</u> Residents will have to use their cars in order to utilise services and facilities within the larger settlements.</p> <p>Public transport and cycle ways on country roads are sparse in rural Purbeck therefore development located anywhere outside of settlement boundaries is likely to necessitate a need for car use.</p> <p><u>Conclusion:</u> This alternative is likely to significantly negatively affect this objective.</p>	<p><i>No achievable mitigation requirements.</i></p>

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	n	n	n	<p><u>Support:</u> Spreading out development may increase the risk of flooding both in the immediate vicinity of the development and elsewhere from increased surface run off from the new developments. However, it is assumed that development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken together with the requirements of Policy FR and the most up to date SFRA such that any risk will be alleviated.</p> <p><u>Conclusion:</u> This alternative has a neutral impact on this objective.</p>	<i>No mitigation measures identified.</i>
Protect & enhance habitats and species?	-	-	-	<p><u>Support:</u> The lack of concentration of development could have minor impacts on habitats and species all over the district resulting in a cumulative negative effect.</p> <p><u>Conclusion:</u> This alternative has a minor negative effect on this objective</p>	<i>Required mitigation:</i> Undertake HRA when assessing site options for Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<p><u>Support:</u> Cultural and historical assets are likely to remain untouched.</p> <p><u>Limitations:</u> Distributing development around the District is likely to have a negative effect on Purbeck's landscape, although it must be noted that well designed development can have positive effects. The alternative will not contribute to the townscapes.</p> <p><u>Conclusion:</u> This alternative is likely to have a minor negative effect on this objective.</p>	<i>Required mitigation:</i> Consultation with the landscape architect and design and conservation officer will help reduce any potentially negative impacts.

Alt D assessed against SA Framework	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation needs
<p>Minimise all forms of pollution and consumption of natural resources.</p>	-	-	-	<p><u>Limitations:</u> Allowing development anywhere will have a negative impact on the collection of waste efficiency and decrease the viability of community recycling facilities.</p> <p>Energy consumption and greenhouse emissions will increase as the need to travel to services increases.</p> <p>It is assumed that any applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality. Therefore Policy GP must be adhered to.</p> <p>New development will increase noise, air, light and water pollution outside of towns and villages where this type of pollution is already in existence, although the impact is likely to be more spread out.</p> <p>More development means more of an impact on pollution and natural resources.</p> <p><u>Conclusion:</u> This alternative has a minor negative effect on this objective.</p>	<p><i>No mitigation measures identified in addition to those set out in Judgements and Assumptions.</i></p>

Appendix 5: Detailed discussion of a possible updated Affordable Housing Tenure policy.

Option: Of the affordable homes built, 10% should be social rented.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above	Mitigation needs
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p><u>Support:</u> The policy should allow for affordable homes to become more affordable.</p> <p><u>Limitations:</u> The policy may result in less affordable homes being available.</p> <p><u>Conclusion:</u> The policy will meet the housing need not necessarily in providing numerous homes, but providing a better mix of homes.</p>	<p><i>No mitigation measures identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is</p>	n/a	n/a	n/a	<p>No additional comments</p>	<p><i>No mitigation measures identified.</i></p>

<p>an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>					
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments	No mitigation measures identified.
<p>Reduce vulnerability to flooding and</p>	n/a	n/a	n/a	No additional comments	No mitigation measures identified.

<p>coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>					
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

recognise and enhance strategic wildlife corridors, including green infrastructure?					
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

of natural resources.

Decision aiding questions:

Will the option promote renewable energy?

Will the option promote energy efficiency?

Will the option minimise pollution and consumption of natural resources?

Option: Do not update PLP1 Policy AHT

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above	Mitigation needs
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>The policy allows for affordable homes to be provided as social rented homes, but does not specifically encourage 10% of homes to be provided as social rented homes.</p> <p><u>Conclusion:</u> The policy will meet the housing need, but is likely to result in less social rented homes being provided, as compared to option A.</p>	<p><i>No mitigation measures identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p>	n/a	n/a	n/a	<p>No additional comments</p>	<p><i>No mitigation measures identified.</i></p>

<p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>					
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>
<p>Help everyone access basic</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

<p>services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>					
<p>Reduce vulnerability to flooding and coastal change, and</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>	<p>No additional comments</p>	<p><i>No mitigation measures identified.</i></p>

<p>adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>					
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

wildlife corridors, including green infrastructure?					
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption of natural	n/a	n/a	n/a	No additional comments	<i>No mitigation measures identified.</i>

resources.

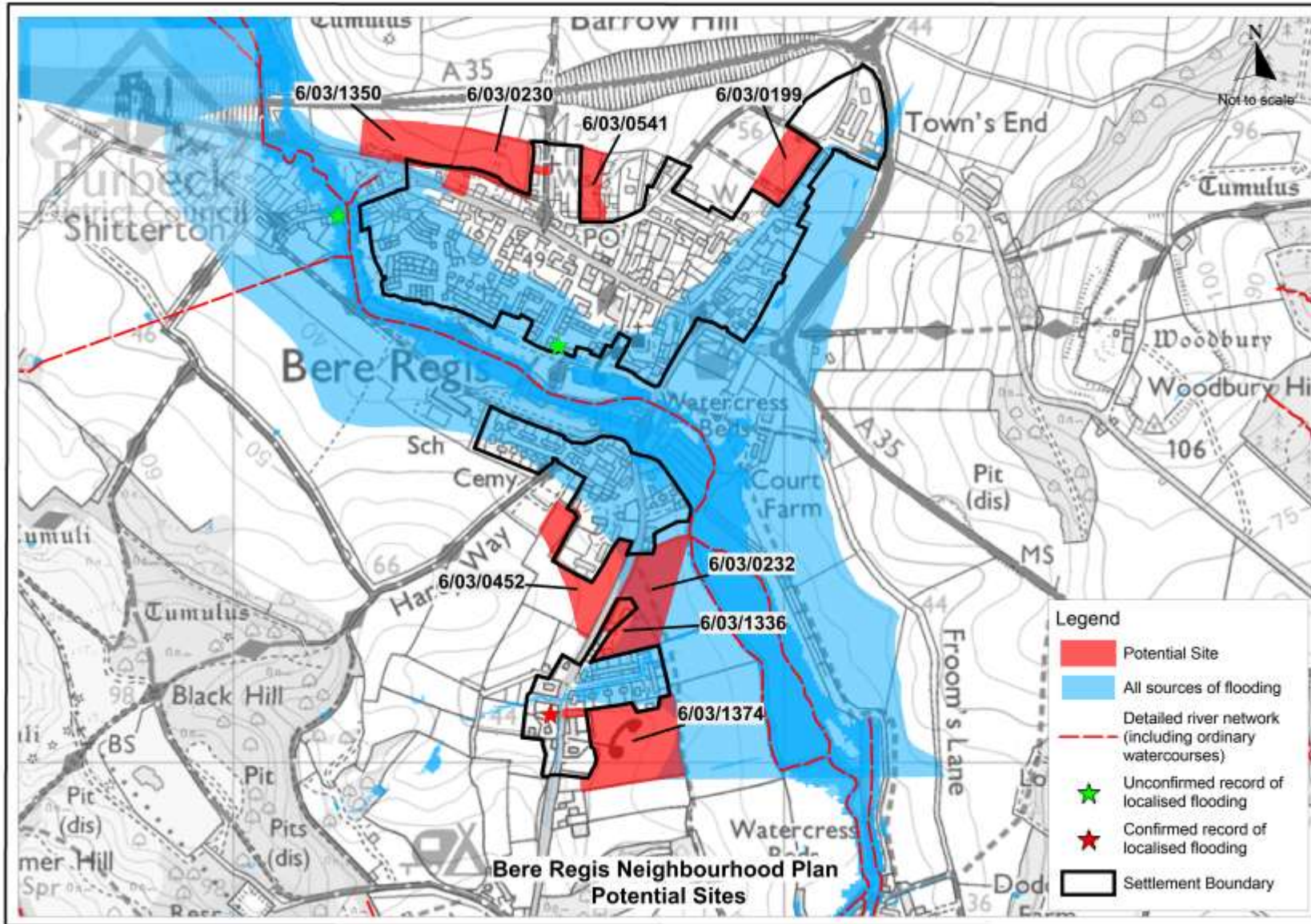
Decision aiding questions:

Will the option promote renewable energy?

Will the option promote energy efficiency?

Will the option minimise pollution and consumption of natural resources?

Appendix 6: Detailed assessment of Bere Regis Neighbourhood Plan Potential Site Allocations



Option: Business as usual scenario, as per PLP1, provide 50 units, inc. SHLAA sites 6/03/0230, 6/03/0199, 6/03/0452.

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation needs
Meet as much of Bere Regis's housing need as possible	+	+	+	<p><u>Support:</u> Of this housing it was identified that 40% should be affordable which would contribute a good proportion to the affordable housing need identified for this area.</p> <p>Any new homes contributes to meeting the housing need.</p> <p><u>Limitations:</u> The current adopted Local Plan (the PLP1) does not meet the full housing need for the district. Therefore, it may be appropriate for Bere Regis to accommodate a higher number of homes than the 50 homes to be identified at settlement extensions, as set out in the current PLP1.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	No mitigation measures identified.
Promote services and facilities where need is identified	+	+	+	<p><u>Support:</u> Over the medium to long term this policy may allow for new development to support expansion of existing infrastructure.</p> <p>Transport modelling suggests that creation of an additional 50 dwellings will not have a negative impact on the road system.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	No mitigation measures identified.
Harness the economic potential of tourism and widen employment	+	+	+	<p><u>Support:</u> This alternative supports additional housing growth which may attract businesses to the village. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this</p>	No mitigation measures identified.

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation needs
opportunities				objective.	
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p><u>Support:</u> The allocation of employment sites together with this alternative would go some way to deterring residents from using vehicles, the opportunity of working within the village would negate the need.</p> <p>All sites are well located for access to basic services and together with Bere Regis' open space should encourage cycling and walking in particular.</p> <p><u>Limitations:</u> However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this option is unlikely to eradicate the need to travel by car.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	<i>No mitigation measures identified.</i>
Reduce vulnerability to flooding and coastal change and plan for climate change?	u	u	u	<p><u>Limitations:</u> Parts of SHLAA site 6/03/0452 is identified as being at risk from flooding. Further investigation will be needed and development might not be able to take place in these locations.</p> <p>As with all development there is an increased risk of flooding through increased run-off. Each planning application must provide a flood risk assessment, adhering to PLP1 policy FR and the SFRA.</p> <p><u>Conclusion:</u> This option would have an unknown effect on this objective.</p>	<i>Required mitigation:</i> Further investigation into flood risk on identified sites is needed.
Protect and enhance habitats and species and local	n	n	n	<p><u>Support:</u> The provision of SANGs or other appropriate heathland mitigation will be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats.</p>	Undertake HRA when assessing site options to predict any cumulative impact and provide ways of

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation needs
Geodiversity				<p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Neighbourhood Plan.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	mitigating for any potential impact.
Protect and enhance Bere Regis's unique landscape and townscape, and cultural and historical assets?	n	n	n	<p><u>Support:</u> Longer term, provided historical assets and townscape must be taken into account when designing layout.</p> <p><u>Limitations:</u> This positive effect would be neutralised during the construction phase as increased traffic and construction creates negative impacts.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p><u>Support:</u> The developments proposed are small scale and any effect should be small</p> <p><u>Limitations:</u> During the short term, localised negative effects are inevitable such as excess construction traffic and increases of noise, dust and emissions, and over the longer term air and light pollution will increase as with the consumption of natural resources.</p> <p><u>Conclusion:</u> This option would have a minor negative effect on this objective.</p>	<i>No mitigation measures identified in addition to those in Judgements and Assumptions.</i>

Option: Provide around 105 units, comprising of SHLAA sites 6/03/0230 (modified, extended boundary), 6/03/0199, 6/03/0541, 6/03/0452 and 6/03/1336.

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements)	Mitigation needs
Meet as much of Bere Regis's housing need as possible	+	++	++	<p><u>Support:</u> This option would make provision for around 100 homes as settlement extensions to Bere Regis which is above the PLP1 requirement for 50 new dwellings in Bere Regis over the plan period. 31 of the new homes will be affordable (40% on relevant sites).</p> <p>Development of the new homes is likely to see higher level of completion in the medium term. Overall, the policy is expected to have a positive effect in relation to the supply of suitable market and affordable housing in Bere Regis over the plan period.</p> <p>Policy changes to the settlement boundary, both minor and to include settlement extensions, will ensure that the boundary is strong and defensible, and provides the opportunity to meet as much of the housing need of the town within the boundary and restrict development within the open countryside.</p> <p><u>Conclusion:</u> This option would have a significantly positive effect on this objective.</p>	<i>No mitigation measures identified.</i>
Promote services and facilities where need is identified	+	++	++	<p><u>Support:</u> The delivery of new homes as suggested by the Neighbourhood Plan will support existing service and facilities within the village.</p>	<i>No mitigation measures identified.</i>
Harness the economic	+	++	++	The proposed sites support settlement extensions which could be expected to attract businesses to the town. This together with the	<i>No mitigation measures identified.</i>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements)	Mitigation needs
potential of tourism and widen employment opportunities				<p>current PLP1 allocation or additional employment provision within the village should widen opportunities for local people as provision is delivered.</p> <p><u>Conclusion:</u> This option would have a significantly positive effect on this objective.</p>	
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p><u>Support:</u> This policy provides the opportunity for local residents (existing and new) to access existing services and facilities within the village rather than travelling by car to access services elsewhere in the district or the conurbation.</p> <p>Additional employment opportunities will also enable local residents to access work within the village reducing the need to travel by car.</p> <p><u>Limitations:</u> However, services, facilities and employment opportunities will be limited, and with a restricted bus service and village location on main roads, it is unlikely that the need to travel by car will be reduced significantly.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	<i>No mitigation measures identified.</i>
Reduce vulnerability to flooding and coastal change and plan for climate	u	u	u	<p><u>Limitations:</u> Parts of SHLAA sites 6/03/1336 and 6/03/0452 are identified as being at risk from flooding. Further investigation will be needed and development might not be able to take place in these locations.</p> <p>As with all development there is an increased risk of flooding through</p>	<i>Required Mitigation:</i> Further investigation into flood risk on identified sites is needed.

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements)	Mitigation needs
change?				<p>increased run-off. Each planning application must provide a flood risk assessment, adhering to PLP1 policy FR and the SFRA.</p> <p><u>Conclusion:</u> This option would have an unknown effect on this objective.</p>	
Protect and enhance habitats and species and local Geodiversity.	n	n	n	<p><u>Support:</u> The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Neighbourhood plan.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	<p><i>Required mitigation:</i> Undertake HRA when assessing site options to predict any cumulative impact and provide ways of mitigating for any potential impact.</p>
Protect and enhance Bere Regis's unique landscape and townscape, and cultural and historical assets?	n	n	n	<p><u>Support:</u> There is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges.</p> <p>Suitable layout and design can also be used to protect and enhance the local townscape. Historic assets must be considered and taken into account when decisions are made to ensure they are protect the distinctive character of Bere Regis.</p> <p><u>Limitations:</u> Initial site clearance / construction work is likely to have a negative impact on townscape and landscape.</p>	<p><i>Required mitigation:</i> Ensure that impacts on townscape and landscape are addressed through the planning application process including proposals to enhance / improve.</p>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments (additional to assumptions and judgements)	Mitigation needs
				<p><u>Conclusion</u>: This option would have a neutral effect on this objective.</p>	
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p><u>Support</u>: The plan proposes to reuse surplus soil from development sites to create noise attenuation bunds which would reduce noise pollution in the longer term.</p> <p><u>Limitations</u>: New residential development in Bere Regis has the potential to generate noticeable short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution, light pollution and consumption of natural resources.</p> <p><u>Conclusion</u>: This option would have a minor negative effect on this objective.</p>	<p><i>No mitigation measures identified in addition to those in Judgements and Assumptions.</i></p>

Option: Combine all acceptable SHLAA sites to provide 228 units, Inc. 6/03/1350, 6/03/0230, 6/03/0199, 6/03/0452, 6/03/0232, 6/03/1336 and 6/03/1374.

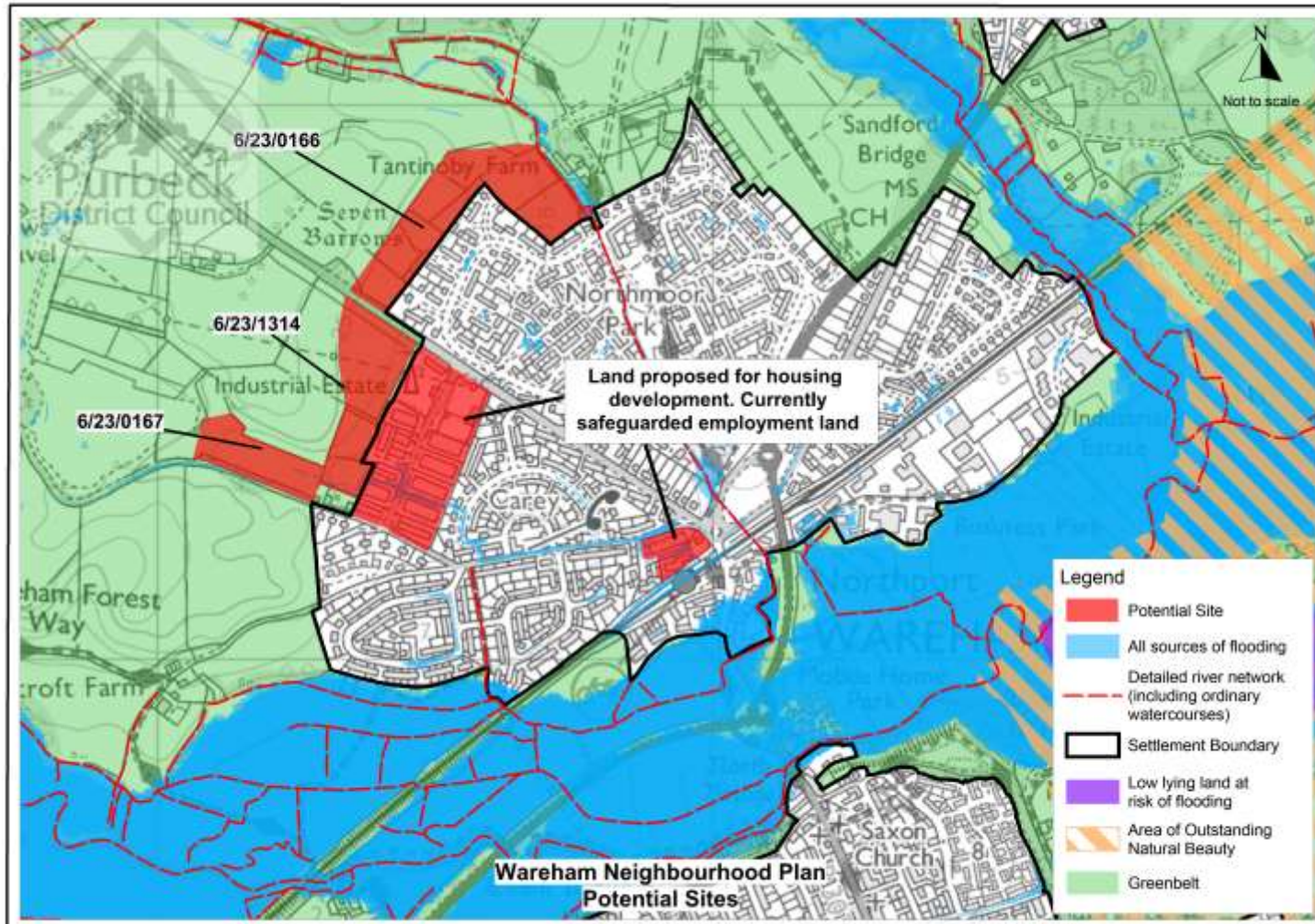
SA/SEA Objectives	Short term impact	Medium term impact	Long term impact	Discussion	Mitigation Needs
Meet as much of Purbeck District's housing need as possible	++	++	++	<p><u>Support:</u> Combining all the SHLAA sites would help to meet as much of the Districts housing need as possible.</p> <p><u>Conclusion:</u> This option would have a <u>significantly positive</u> impact on this objective.</p>	<i>No mitigation measures identified.</i>
Promote services and facilities where need is identified	+	++	++	<p><u>Support:</u> Creation of new homes will encourage a need for more services and facilities. In the short term, this is likely to have less of a positive effect as the services and facilities needs are identified and established. Over the medium to long term, this objective could be improved.</p> <p><u>Conclusion:</u> This option would have a <u>significantly positive</u> impact on this objective.</p>	<i>No mitigation measures identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	++	++	<p><u>Support:</u> Creation of new dwellings could encourage employers into the area and create a larger pool of employees to make use of.</p> <p>In the short term the effect will be less as employment generates interest, this effect should increase over the medium to long term once employment is established. More homes could mean a greater ability to harness the economic</p>	<i>No mitigation measures identified.</i>

				<p>potential of tourism should it be utilised.</p> <p><u>Conclusion:</u> This option would have a <u>significantly positive</u> impact on this objective.</p>	
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	+	+	+	<p><u>Support:</u> Housing sites are generally accessible to basic services, they are also well connected with the protected open space the plan emboldens and should encourage the use of the public footpaths to utilise the services, rather than using cars. Public transport providers will need encouragement to provide a more diverse system from and to Bere Regis.</p> <p><u>Conclusion:</u> This option would have a <u>minor positive</u> impact on this objective.</p>	<p><i>No mitigation measures identified.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</p>	u	u	u	<p><u>Limitations:</u> The extent of the developments, and the potential for them all to be built at once, could exacerbate flooding issues in the area. Consideration of increasing climatic changes, suggest the groundwater issues at Bere Regis could intensify. All the new developments should be designed to mitigate for their impact to help alleviate potential problems due to climate change.</p> <p>Parts of SHLAA sites 6/03/0232, 6/03/1336, 6/03/1374, 6/03/1350 and 6/03/0452 are identified as being at risk from flooding. Further investigation will be needed and development might not be able to take place in these locations.</p> <p>As with all development there is an increased risk of flooding through increased run-off. Each planning application must</p>	<p><i>Required Mitigation:</i> Further investigation into flood risk on identified sites is needed.</p>

				<p>provide a flood risk assessment, adhering to PLP1 policy FR and the SFRA.</p> <p><u>Conclusion:</u> This option would have an unknown impact on this objective.</p>	
Protect & enhance habitats and species?	n	n	n	<p><u>Support:</u> Protected habitats would be further protected through the introduction of a SANG or contributions towards heathland mitigation from the new developments. This should encourage people to access public footpaths and the SANG rather than any protected sites such as Black Hill.</p> <p><u>Conclusion:</u> This option would have a neutral impact on this objective.</p>	<i>No mitigation measures identified.</i>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n	n	n	<p><u>Support:</u> Some of the sites could have significantly positive or neutral impact on Bere Regis' Landscape.</p> <p><u>Limitations:</u> Three of the sites do impact on the landscape. Those that do would need to be sensitively designed to minimise impact on the unique landscape. All new development should be well designed to be in keeping with the townscape.</p> <p><u>Conclusion:</u> This option would have a neutral impact on this objective considering the support and limitations are equal.</p>	<p><i>Mitigation required:</i> Landscape impact assessments need to be undertaken, particularly on the sites where landscape impact needs to be minimised.</p> <p>Design and character needs to be in keeping with the neighbouring properties.</p>
Minimise all forms of pollution and	-	-	-	<p><u>Limitations:</u> The extent of the development would increase pollution, especially in the short term during construction phase. Natural resources consumption would inevitably</p>	<i>No mitigation measures identified.</i>

consumption of natural resources.				<p>increase. However mitigation measures can minimise the increase.</p> <p><u>Conclusion</u>: This option would have a minor negative impact on this objective.</p>	
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Appendix 7: Detailed Assessment of Wareham Neighbourhood Plan Potential Site Allocations



Option: Provide approximately around 200 homes on SHLAA sites 6/23/0166 and 6/23/1314.

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
Meet as much of Wareham's housing need as possible	++	++	++	<p><u>Support:</u> These two sites are included sites from the SHLAA in North Wareham. They will provide approximately around 200 homes in Wareham helping fulfil the District and Wareham's housing need.</p> <p><u>Conclusion:</u> This option would have a significantly positive impact on this objective.</p>	<p><i>No mitigation needs identified</i></p>
Promote services and facilities where need is identified	+	+	+	<p><u>Support:</u> It is expected that a development of around 200 units may help improve the existing facilities and services but at this level of development it is unlikely to allow or need more.</p> <p><u>Limitations:</u> The sites are quite far from the town centre but will nevertheless increase the population of Wareham increasing the need for services and facilities.</p> <p>The sites will need to demonstrate that the land currently used as a golf club is surplus to requirements and loss of land will not lead to a shortfall in this provision.</p> <p>Wareham allotments are located within SHLAA site 6/23/0166 and if this site is developed, they would need to be relocated to a location that is equal or better than their current location. Otherwise that part of the site could not be developed.</p> <p>Healthcare and schooling may need increased provision or new services.</p>	<p><i>Required mitigation:</i> <i>Sites need to demonstrate the loss of land currently used as a golf club is surplus to requirements and the loss of land will not lead to a shortfall in this provision.</i></p> <p><i>Investment is needed into schooling and healthcare.</i></p> <p><i>Further work needs to ascertain whether the allotments could be relocated.</i></p>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
				<p><u>Conclusion:</u> This option would have a minor positive impact on this objective.</p>	
<p>Harness the economic potential of tourism and widen employment opportunities</p>	<p>n</p>	<p>n</p>	<p>n</p>	<p><u>Support:</u> As the sites are located a distance from the town centre, perhaps a development of around 200 homes will encourage more business owners and employers to relocate to Westminster Road industrial estate.</p> <p>The location of the sites will also support the existing employers with an increased pool of potential employees and customers.</p> <p>Employment opportunities could be widened within the existing retail centre of Wareham if new residents use the local shops.</p> <p>As the sites are located next to Westminster Road Industrial estate, there is potential that businesses there could see increased trade</p> <p><u>Limitations:</u> This increased trade could detract from the local businesses centred within Wareham Town.</p> <p>There is no guarantee that new residents will use the local shops, especially as it would be easy to drive from Northmoor into Poole and have a larger selection to choose from.</p> <p>This could increase the pollution and road congestion and decrease the health of the residents.</p> <p><u>Conclusion:</u> This option could have a neutral effect as both the potential support and limitations cancel each other out.</p>	<p><i>No mitigation requirements.</i></p>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p><u>Support:</u> The sites are a reasonable distance from the town centre of Wareham but walkways and cycle tracks are provided which would encourage walking and cycling and in turn impact positively on residents' health.</p> <p><u>Limitations:</u> The sites are unlikely to help everyone access basic services, especially as they are located quite far away from the existing services with limited access across the railway line.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	<i>Required mitigation:</i> Wareham would need to improve access across the railway line and provide traffic calming measures.
Reduce vulnerability to flooding and coastal change and plan for climate change?	u	u	u	<p><u>Limitations:</u> There is known flood risk that needs further investigation to the east of Tantinoby Farm.</p> <p><u>Conclusion:</u> This options effect on this objective is unknown at present and further work needs to be carried out before assessment would be achievable.</p>	<i>Required mitigation required:</i> A survey needs to be carried out to ascertain flood risk to the east of Tantinoby Farm, the allotments and Northmoor Park.
Protect and enhance habitats and species and local Geodiversity	n	n	n	<p><u>Support:</u> The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review.</p> <p><u>Limitations:</u> The sites at North Wareham are particularly close to the 400m heathland buffer and the site boundary and size may have to be amended or reduced to ensure no adverse effects are incurred.</p> <p>SHLAA site 6/23/0166 is close to the heathland and walkway to Wareham Forest. Concerns have been raised by Natural England as</p>	<i>No mitigation measures identified.</i>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
				<p>to any adverse impacts from development on the protected habitats. Development would not be permitted if this continues to be an issue.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	
Protect and enhance Wareham's unique landscape and townscape, and cultural and historical assets?	n	n	n	<p><u>Limitations:</u> Sites at North Wareham has the potential to cause harm to the landscape so design will need to be sympathetic to this and may result in less potential.</p> <p><u>Conclusion:</u> This option could have a neutral effect on this objective.</p>	<i>No mitigation measures identified.</i>
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p><u>Limitations:</u> Any development is likely to cause a negative impact on pollution levels. Any development also increases the consumption of natural resources. However buildings must meet building control regulations using sustainable and up to date technology to help reduce these impacts as much as possible.</p> <p><u>Conclusion:</u> This option could have a minor negative effect on this objective.</p>	<i>No mitigation measures identified.</i>

Option: Provide approximately around 200 homes on SHLAA sites 6/23/0167 and 6/23/1314, and through the redevelopment of Westminster Road and John's Road Industrial Estates for housing

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
Meet as much of Wareham's housing need as possible	++	++	++	<p><u>Support:</u> These sites will enable approximately around 200 homes to be built helping towards meeting the Districts needs and helping address Wareham's needs.</p> <p><u>Conclusion:</u> This option would have a significantly positive effect on this objective.</p>	<p><i>No mitigation needs identified</i></p>
Promote services and facilities where need is identified	+	+	+	<p><u>Support:</u> The sites are quite far from the town centre but will nevertheless increase the population of Wareham increasing the needed provision for doctors etc.</p> <p>It is expected that a development of around 200 units may help improve the existing facilities and services subject to costs.</p> <p><u>Limitations:</u> Investments will need to be made in schooling places, health care.</p> <p>Archaeological assets are suspected on site, development may damage these.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	<p><i>Required mitigation:</i> Investments are needed into schooling and health care.</p> <p>Archaeological digs are required to ascertain whether there is a presence of non-designated assets on site.</p>
Harness the economic potential of tourism and widen employment opportunities	--	--	-	<p><u>Support:</u> Businesses could benefit within the existing retail centre of Wareham if new residents use the local shops.</p> <p>There are opportunities elsewhere in the District to provide new or relocated employment land.</p> <p><u>Limitations:</u> It is not guaranteed the new residents will use the local shops, especially as it would be easy to drive from Northmoor into Poole and have a larger selection to choose from.</p>	<p><i>Required mitigation:</i> New residents need to be encouraged to use the local shopping facilities within Wareham rather than travelling into Poole.</p> <p>Identify suitable sites</p>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
				<p>This could increase the pollution and road congestion and decrease the health of the residents.</p> <p>Some employment sites at Westminster Road Industrial Estate and Johns Road Industrial Estate would be reallocated as potential housing sites. This would mean losing employment land and could have a significantly negative effect on this objective particularly in the short to medium term, lessening if relocated employment re-established itself.</p> <p><u>Conclusion:</u> This option would have a significantly negative effect on this objective.</p>	for the relocation of existing employers
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p><u>Support:</u> The sites are a walk from the town centre of Wareham but walkways and cycle tracks are provided which would encourage walking and cycling and in turn impact positively on residents' health.</p> <p><u>Limitations:</u> The sites are unlikely to help anyone access basic services, especially as they are located quite far away from the existing services with limited access across the railway line.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	<i>Required mitigation:</i> Wareham would need to improve access across the railway line and provide traffic calming measures.
Reduce vulnerability to flooding and coastal change and plan for climate change?	n	n	n	<p><u>Limitations:</u> There is potential flooding risk from surface water to the north east although, the Lead Local Flood Authority has suggested that with appropriate drainage the developments are feasible.</p> <p>Therefore, all sites would need to provide surface water flood risk mitigation.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	<i>Required mitigation:</i> Provide surface water flood risk disposal to land drainage systems.
Protect and enhance	+	+	+	<u>Support:</u> It is expected that any negative impact on protected environments, habitats and species would not be granted planning	<i>No mitigation needs identified</i>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
habitats and species and local Geodiversity				<p>permission.</p> <p>A significant proportion of the 200 homes would be provided on previously developed land at Westminster Road Industrial Estate and Johns Road Industrial Estate. Any development on greenfield land proposed for over 50 units will be expected to provide a SANG to mitigate for its impact on heathland. All sites will be encouraged to help local biodiversity in specified ways according to each individual application.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Local Plan Review.</p> <p><u>Limitations:</u> The sites in Wareham have potential issues in relation to impacts on protected habitats and the effectiveness of the SANG.</p> <p><u>Conclusion:</u> This option would have a minor positive effect on this objective.</p>	
Protect and enhance Wareham's unique landscape and townscape, and cultural and historical assets?	n	n	n	<p><u>Support:</u> The SHLAA sites are within the Greenbelt but within an area of the greenbelt that according to the Environmental and Infrastructure Capacity Study assessed as not performing its function as well as other areas. The sites are contained and should not lead to westward sprawl.</p> <p><u>Limitations:</u> The edges of the sites are accentuated with a minor scarp leaving them abrupt. Softening techniques could be used to minimise this.</p> <p>SHLAA sites 6/23/1314 and 6/23/0167 at Wareham have the potential to cause harm to the landscape so design will need to be sympathetic to this and may result in less potential.</p>	<p><i>Mitigation requirements: In development proposals, soften the edges of the northern boundaries.</i></p> <p><i>Face development away from Carey Road.</i></p> <p><i>Archaeological digs will be required to</i></p>

Does the policy...	Short term impact	Medium term impact	Long term impact	Supporting comments	Mitigation requirements
				<p>New properties could be interpreted as overbearing to their neighbours so should be designed to face away from Carey Road to lessen neighbour impacts and townscape impacts.</p> <p>SHLAA site 6/23/1314 - Issue with neighbouring heritage assets, care taken when designing that area of the site.</p> <p><u>Conclusion:</u> This option would have a neutral effect on this objective.</p>	<p><i>ascertain if any non-designated assets are located on sites.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources</p>	-	-	-	<p><u>Limitations:</u> Any development is likely to cause a negative impact on pollution levels. Foul water disposal would need significant upgrades.</p> <p>Any development also increases the consumption of natural resources.</p> <p><u>Conclusion:</u> This option would have a minor negative effect on this objective.</p>	<p><i>Mitigation requirements: Upgrades to foul water disposal to avoid overloading systems.</i></p>

Appendix 8: Issues and Options and Options Consultation SA quick glance summary

The quick glance SA assessments for the previous consultations are below. These results have been built upon using updated research and changes to planning law.

Summary of Issues and Options SA (2015)

The matrix below provides a summary of how each site or option included in the Issues and Options consultation document (2015) scored against the SA objectives. This scoring has been taken into account in undertaking the SA of the Options consultation document (June 2016).

Scoring methodology

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	not applicable
u	Unknown at this stage

	List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
Issue 1: length of the plan period									
1a	2017 – 2031 (14 years)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1b	more than 14 years	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Issue 2: meeting objectively assessed housing needs									
2a	deliver around 2,244 additional homes between 2013 and 2031 (subject to additional testing, such as impacts on heathlands and highways)	++	u	+	u	n	n	n	-
2b	Deliver more than an additional 2,244 homes between 2013 and 2031	++	u	+	u	n	n	n	-
Issue 3: where should the Council focus new settlement extensions?									
3a	disperse proportionately in line with existing Policy LD	++	u	+	++	n	n	n	-
3b	disperse settlement extensions around the towns (Swanage, Upton and Wareham)	++	u	+	++	n	n	n	-
3c	disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)	++	u	+	+	n	n	n	-
3d	disperse settlement	++	u	+	-	n	n	n	--

	List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
	extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)								
3e	disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers)	++	u	+	--	n	n	n	--
3f	new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)	++	u	+	--	n	n	n	--
Issue 4: potential large housing sites									

	List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
4a	consider new development to the north and west of North Wareham	++	u	++	+	n	n	-	-
4b	consider new development to the west of Wareham	++	u	+	++	n	n	-	-
4c	consider new development to the south-east of Sandford	++	u	+	+	n	-	-	-
4d	consider new development around Lytchett Minster	++	u	+	-	n	n	-	--
4e	consider new development around Moreton Station (including Redbridge Pit)	++	u	+	-	n	-	n	--
4f	consider new development west of Wool	++	u	+	+	n	n	n	--
4g	consider new development to the north of Langton Matravers	++	u	+	-	n	n	-	--
Issue 5: green belt									
5a	objectively reassess the boundaries to make sure that they follow logical boundaries on the ground and identify land that is suitable for release from the green belt for strategic development	++	u	+	u	n	n	-	-

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5b	Objectively reassess the boundaries to make sure they are logical on the ground, but do not release land for strategic development	u	u	u	u	u	u	u	u
5c	no changes to the green belt and direct development towards non green belt locations	u	u	u	u	u	u	u	u
Issue 6: meeting employment needs									
6a	focus employment development at Dorset Green Technology Park (DGTP)	n/a	u	++	-	n	n	n	--
6b	focus employment development at Holton Heath	n/a	u	++	-	n	n	n	--
6c	focus employment development at Bovington Middle School	n/a	u	++	-	n	n	n	--
6d	provide around 3ha of additional employment land at Upton	n/a	u	++	+	n	n	-	-
6e	provide around 1ha of additional employment land at Sandford Lane in North	n/a	u	++	+	n	n	-	-

	List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
	Wareham								
6f	provide additional employment development at Sandford First School	n/a	u	++	+	n	n	n	-
6f	provide additional employment development at Botany Bay Farm at Bloxworth	n/a	u	++	--	n	n	n	--
6f	provide additional employment development at the Dorset County Council-owned depot off the B3351 at Corfe Castle	n/a	u	++	-	n	n	-	--
Issue 7: meeting retail needs									
7a	deliver an additional 600sqm (net) food retail floor space	n/a	u	+	+	n	n	n	-
7b	deliver more than 600 sqm (net) food retail floor space	n/a	u	+	+	n	n	n	-
Issue 9: Norden Park and Ride									
9a	expand Norden Park and Ride	n/a	++	+	++	n	u	u	+
9b	leave Norden Park and Ride as it is	n/a	-	-	-	n	n	n	-
Issue 12: local centres									
12a	use specific zones to identify local centres	n/a	++	+	++	n	n	n	+

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12b	identify individual buildings to safeguard	n/a	+	n	++	n	n	n	+
12c	use a criteria-based planning policy to assess planning applications	n/a	+	+	++	n	n	n	+
Issue 13: affordable housing delivery									
13a	increase the percentages of affordable housing on sites of 6 or more dwellings across the district and 11 or more in Upton and Wareham Town	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13b	leave the current percentages as they are	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13c	allocate more settlement extension sites that would deliver affordable housing	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Issue 14: self / custom build housing									
14a	allocate sites specifically for self-build projects	+	u	+	u	n	n	n	-
14b	allocate a portion of settlement extension sites for self-build projects	+	u	+	u	n	n	n	-
14c	use development contributions	+	u	+	u	n	n	n	-
14d	allocate Council-owned land for self-build projects	+	u	+	u	n	n	n	-

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14e	do nothing and let those in need of a home buy from a developer or the existing housing stock	n	u	+	u	n	n	n	-
Issue 15: Gypsies, Travellers and Travelling Showpeople									
15a	allocate a proportion of settlement extensions as Gypsies, Travellers and Travelling Showpeople sites	++	u	+	u	n	n	n	-
15b	allocate new sites exclusively for Gypsies, Travellers and Travelling Showpeople	++	u	+	u	n	n	n	-
Issue 16: country park and tourist accommodation at Morden									
16a	develop land at Morden for public open space and around 80 – 100 holiday chalets	n/a	++	+	-	n	n	-	--
14b	do not develop land at Morden for public open space and holiday chalets	n/a	-	n	n	n	-	n	n

Appendix 9: Quick Glance Summary of Options SA (2016)

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	not applicable
u	Unknown at this stage

List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
PLAN PERIOD								
Preferred Option 1 – Partial Review to cover to 2033	+	+	+	+	+	+	+	+
MEETING OBJECTIVELY ASSESSED HOUSING NEEDS								
Preferred Option 2	++	+	+	+	n	n	n	-
Alternative Option 1	++	+	+	+	n	n	n	-
DEVELOPMENT STRATEGY								
Policy LD	++		+	++	n	n	n	-
Preferred Option 3	++	++	++	++	n	n	n	-
Alternative Option 2	++	+	++	+	n	n	n	-
Alternative Option 3	++	+	++	++	n	n	n	-
Possible Alternative Option	Not assessed							
Possible Alternative Site	Not assessed							
OTHER POLICIES								

List of options, sites and policies assessed against SA Framework	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
Employment Land – PO4	Not assessed							
Retail – PO5		++	+	+	n	n	n	-
Heathland Mitigation – PO6	Not assessed							
Norden Park & Ride – PO7	Not assessed							
Affordable Housing – AH	++							
Rural Exception Sites – RES	++							
Affordable Housing Tenure – AHT	++							
Self-Build Housing & Housing Mix – PO8 & HM	+	+	+					-
Care Home – PO9 - Site 19	+	+			n	n	n	-
Care Home – PO9 - Site 20	+	+						-
Gypsies, Travellers and Travelling Show People – PO10	Not assessed							
Morden Country Park – PO11		+	+	-	n	n	-	--
Open Space and Green Infrastructure – PO12	Not assessed							
Coastal Change Management Areas – CCMA					+		+	
Occupational Dwellings in the Countryside – OD	+		+			n	n	
Sustainable Drainage Systems – SUDS					+			+
OTHER REVISIONS TO PLP1 POLICIES								
Community Facilities – CF		++	+	++	n	n	n	n
Countryside – CO	+	+	+	+	n	n	n	-
Design – D			+		+	++	++	+
Flood Risk – FR	n	n	+	n	++	n	+	+

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Renewable Energy – REN			+		+	+	+	+
Tourist Accommodation and Attractions - TA		n	++	-	n	n	+	-