



Purbeck Local Plan Examination:

Sustainability Appraisal Addendum on Interim Mitigation Strategy (2018/19 to 2023/24) and Further Proposed Main Modifications.

Dorset Council

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Non-technical assessment

The story of the SA since the main modification's consultation.

1. In January 2019, the council submitted a final draft of the Purbeck Local Plan 2018-2034 and supporting information to the Secretary of State for examination. During the examination process, changes were made to the plan in order to make the plan sound and able to be adopted. The modifications were consulted on between November 2020 and January 2021, and screened and assessed for any significant environmental, economic and/or social effects.
2. Representations raised the following issues which are believed to have merit:
 - that the evidence presented during the hearings [SD93] did not demonstrate that the council had fully examined the opportunity to deliver heathland infrastructure projects (including strategic SANG) in locations outside the Green Belt where they would serve a similar function or on sites within the Green Belt without the need for changes to Green Belt boundaries;
 - that as part the process of examining alternatives the council did not fully explain its approach to funding the proposed Morden SANG or explore the opportunity to fund (through contributions collected via planning obligations or CIL contributions) heathland infrastructure projects independently of enabling development that required release of Green Belt; and
 - that the comparison of alternatives did not include an evaluation of whether land to be released from the Green Belt as enabling development was proportionate with the SANG to be delivered (having regard to both its size and its function as part of the Green Belt).
3. Following consideration of these issues, the council believes further changes are necessary to ensure the plan can be found sound.
4. These changes need to be assessed and then consulted on.

The need and location of a strategic SANG

5. The Habitats Regulations Assessment (HRA) to support Purbeck Local Plan Part 1(PLP1) identified a need for a strategic SANG to the north of the then Purbeck District. The need was then confirmed by Natural England at examination.
6. The same HRA identified a possible location for SANG in northern Purbeck¹, between Bere Regis and Lytchett Matravers (paragraph 5.52). Visitor survey data from Sherfield

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Bridge carried out as part of the Wild Purbeck project confirmed that most of the visitors to the area, which includes Morden Bog and Hyde Heath SSSI (part of Dorset Heathlands Ramsar, Dorset Heathlands SPA, Dorset Heaths (Purbeck & Wareham) & Studland SAC Dorset Heaths and SAC Poole Harbour Ramsar), are from the north of the site, mainly along the A35 corridor.

7. The need for a strategic SANG is reiterated in SD93: Mitigation Strategy Green Belt, to:
 - provide an alternative location specifically for those people visiting Morden Bog SSSI (and the SPA, SAC and Ramsar sites which the SSSI underpins) which is within the wider Wareham Forest area; and
 - address the additional effects of new housing development expected in this part of the area (including completed and expected windfall development, and allocations from earlier plans).
8. Subsequently the HRA of proposed Main Modifications states that ‘The HRA for PLP1 identified the need for a SANG in the north of the then Purbeck District, and the need for strategic SANG in this area was confirmed by Natural England at examination. In the HRA report at the Partial Review Options stage, the potential for part of the proposal to come forward as a strategic SANG is discussed, i.e. a SANG that provides capacity for absorbing recreation pressure from other developments in the Purbeck area.’ (Paragraph 5.62).
9. Much of the land in the north of Purbeck that might be suitable as a SANG is either owned by the Charborough Estate (western area including Morden) or the Lee’s Estate (eastern area including Lytchett Minster). Strategic SANG options were presented in the Partial Review Options Consultation Document 2016; Morden Park/Wareham Forest (as identified on the policies map of the Purbeck Local Plan) and those SANGs associated with the Bere Farm and Lytchett Minster housing options sites.
10. Natural England advised that:
 - a) the characteristics of the possible SANG site at Morden/Wareham Forest mean that it will perform more effectively than either of the other alternatives; and
 - b) the position of the Morden Park/Wareham Forest SANG is likely to contribute toward bringing Morden Bog into a favourable conservation status by reducing existing adverse effects (encouraging visitors to use the proposed SANG rather than the adjacent European site) and avoiding likely significant effects from plans and projects (including homes in the Bournemouth Christchurch and Poole Council area as well as the proposed holiday park). (Paragraph 39, [SD93])
11. Natural England advised there were no other strategic SANG locations identified in a suitable location and this was corroborated by the landowner.

Proposals in the Purbeck Local Plan 2018-2034

Wareham Forest and Hartland/Stoborough/Arne) and to north of Studland. (Habitats Regulation Assessment (2011) for the Purbeck Local Plan Part 1.

12. The SANG and areas of the park to be used for informal recreation were not identified for release from Green Belt as these uses conform with paragraph 150 (e) of NPPF which states ‘certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:....material changes in the use of land (such as changes of use for...recreation)...’. However exceptional circumstances for Green Belt release were found for the holiday park, which acted as enabling development for the strategic SANG (see Memorandum of Understanding between: Dorset Council, Charborough Estate and Natural England, June 2019), and can be summarised as follows:

- The site will deliver a strategic SANG to mitigate the adverse effects on protected heathland sites generated by construction of new homes in the north of the district. The creation of a SANG in this location would serve a significant strategic function in supporting the delivery of existing and future windfall development. Supporting development in existing towns and villages, and on previously developed land in these locations, is consistent with the NPPF and makes effective use of land.
- The effects of the holiday park can be partially offset through compensatory improvements, as the SANG will increase public accessibility into this part of the Green Belt. (SD56, Green Belt study 2018 [pre-submission])

What now?

13. Dorset Council and Charborough Estate intended that the holiday park would act as enabling development to support delivery of the strategic SANG. The council continues to support delivery of a strategic SANG at Morden independently of the proposed holiday park. Further discussions are ongoing with the Charborough Estate on this matter.

14. In addition, the Dorset Council Local Plan has completed a regulation 18 consultation in March 2021 and is now progressing towards pre-submission. It is anticipated that this plan will be adopted in 2023 and will consider strategic mitigation measures across Dorset up to 2038.

15. Given the uncertainty around the delivery of a strategic SANG at Morden, and the progression of the Dorset Council Local Plan, mitigating the impacts of residential development on Dorset Heaths SAC, Dorset Heathland SPA, and Ramsar and Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC (here after collectively referred to as Dorset heaths habitat sites) are considered necessary during an interim period pending adoption of the Dorset Council Local Plan. The council is satisfied that the mitigation measures in its Interim Mitigation Strategy (2018/19 to 2023/24) and Further Proposed Main Modifications (interim mitigation strategy) are deliverable and will act effectively to mitigate the impacts from residential development over this period.

16. As a result of the issue raised regarding the release of Green Belt through the proposed Main Modifications consultation, Dorset Council is proposing Further Proposed Main Modifications to remove the proposed release of Green Belt for a holiday park from the Local Plan. The council also proposes Further Proposed Main Modifications that are related to these proposed changes.

17. This SA is required to assess potential environmental, social, and economic impacts resulting from the interim measures that are considered suitable and deliverable, and which remove the requirement to release land from the green belt for the holiday park.

Reasonable alternatives

18. The following alternatives were identified with Natural England and landowners where possible. Specifically, alternatives have been considered where:

- they are able to provide mitigation during the interim period, namely, to 2023/24 (there are many other options that could be suitable over the longer term, but it is considered that they will be reviewed during the Dorset Council Local Plan); and
- they are located where they can mitigate the impacts of windfall residential development on the Dorset heaths habitat sites.

Morden Park SANG

19. As already proposed through the Purbeck Local Plan 2018-2034, Morden Park could provide 37ha of SANG. The premise of this has already been established and agreed by Natural England.

Strategic Access Management and Monitoring (SAMM)

20. A mitigation measure already in place through the Heathlands Planning Framework SPD. SAMM includes wardening, raising awareness and monitoring the effectiveness of the strategy.

21. Further SAMM projects would help towards partially mitigating the impact of development.

22. If used in isolation, the level of mitigation provided by SAMM projects would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Heathland Infrastructure Projects (HIPs)

23. HIPs are described in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) as 'physical infrastructure works, such as the provision of Suitable Alternative Natural Greenspace (SANGs) or enhancement of existing greenspaces', they are designed to 'increase the attractiveness for visitors that would otherwise visit the Dorset Heathlands', thereby offsetting impact on the heaths that would occur without them.

24. HIPs, as an already established form of mitigation, could help towards providing an interim mitigation strategy.

25. If used in isolation, the level of mitigation provided by HIPs would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Increasing the capacity of existing SANGs

26. As an existing form of mitigation, SANGs already in use could have extra capacity, as shown in SD93.

27. Existing SANGs would need to be within the area of search and are therefore restricted to Bog Lane, Wareham and Frenches Farm, Upton. An increase in capacity of any existing SANGs would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Increasing the capacity of proposed SANGs

28. In addition to SANGs that are already in place, larger developments proposed within the Purbeck Plan will deliver SANG as mitigation.

29. The proposed SANGs would need to be in the area of search and therefore would be appropriate on the Upton and Lytchett Matravers sites. If extra capacity is demonstrated, they could also form part of an interim mitigation strategy.

30. The proposed SANGs would likely need to be delivered in the short term. Planning applications for their delivery are currently being considered.

Restricting development

31. Another option is to restrict development for a short period of time until mitigation measures are in place either through the Dorset Council Local Plan or until there is certainty over the Morden Park SANG.

32. Without mitigation in place, Natural England would likely object to planning applications for new residential uses in the Purbeck area of Dorset Council.

33. There would be negative impacts associated with this and the council's requirement to deliver housing would need to be considered.

Mitigation strategies and their likely impact on SA objectives

How do the Further Proposed Main Modifications to the plan help in the objective of meeting as much of Purbeck's housing need as possible?

34. Options that do not provide adequate mitigation cannot be recommended. Without necessary mitigation in place, impacts from windfall development will have a negative impact on Dorset heaths habitat sites. As such it is unlikely that windfall residential development could be granted consent, resulting in a period in which homes built in the area are restricted to the development allocations or development providing its own distinct mitigation.

35. All mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs without restricting growth, will therefore help to deliver homes.

36. Over the short term, increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG is likely to also help enable the delivery of homes.

37. The interim strategy provides reasonable assurance of its deliverability and therefore helps to enable the delivery of housing development.

How do the modifications to the plan help in the objective to promote services and facilities where need is identified?

38. Although not directly affected by the interim strategy, services and facilities are often extended or improved due to an increase in population, particularly through an increase in residential development. This type of development therefore provides the driver for improved services and facilities and therefore if residential development doesn't take place, there is unlikely to be any improvement to existing facilities and services.
39. The interim strategy provides reasonable assurance of its deliverability and will thus help to enable the delivery of housing development and therefore facilities and services.

How do the modifications to the plan assist in the objective of harnessing the economic potential of tourism and widening employment opportunities in Purbeck?

40. Employment opportunities in the tourism sector could be hindered if they have a negative impact on Dorset heaths habitat sites. This could result in restricted employment opportunities. Other employment sectors are however unlikely to be impacted upon.
41. The changes to Policy I5 in the Local Plan will reduce the certainty that a holiday park will be delivered in Morden. Failing to deliver the holiday park will have direct and indirect economic impacts on local tourism in comparison to the impacts the delivery of a holiday park would have. However, there would be no negative impacts on the current state of tourism. Also, there would still be an opportunity for the landowner at Morden Park to make a planning application for the holiday park independently from the Purbeck Local Plan.
42. Balanced against these impacts on the tourism industry, all mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs, without restricting growth will therefore help to support the tourism industry.
43. Over the medium term, increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG is likely to also help enable development of the tourism industry.
44. HIPs could have a negative impact on this objective, e.g. the Purbeck Visitor Network Project and the Purbeck Heaths Visitor Management Project. These projects would help mitigate against harm to habitats however they would need to be carefully developed to ensure tourism industry is not negatively impacted.

How do the modifications to 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?

45. The options explored are unlikely to have any impact on this objective.

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

46. The options explored are unlikely to have any impact on this objective.

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

47. All mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs, will ensure that residential development does not have an adverse effect upon the integrity of Dorset heaths habitat sites in Purbeck.
48. Over the medium term, delivery of HIP (including SANG), increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG will also help protect and enhance habitats and species from the adverse effects of residential development.
49. The interim strategy provides reasonable assurance of its deliverability and therefore will help to enable protect habitats and species.

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

50. The options explored are unlikely to have any impact on this objective.

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

51. Providing a network of mitigation strategies in the area of search could reduce the effects of pollution on the Dorset heaths habitat sites. This would be achieved by providing alternative sites for recreation away from heathland sites, therefore minimising car-based travel to / through the heathland sites.

Snapshot of assessment of reasonable alternatives for mitigation

SA Objectives	Reasonable alternatives for mitigation					
	Restrict development	Increase capacity of proposed SANGs	HIPs	Increase capacity of existing SANGs	SAMM	Morden Park SANG
Meet as much of Purbeck’s housing need as possible	-	+	+	+	+	u
Promote services and facilities where need is identified	-	+	+	+	+	u
Harness the economic potential of tourism and widen employment opportunities	-	+	+	+	+	u
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport			+			
Reduce vulnerability to flooding and coastal change and adapt to climatic changes						
Protect and enhance habitats and species and local geodiversity	n	+	+	+	+	u
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets	n					
Minimise all forms of pollution and consumption of natural resources	n	+	+	+	+	

Snapshot of assessment of reasonable alternatives to further modifications

	No further modifications	Further modification to MM3: Chapter 2, Vision and Objectives, paragraphs 43 and 44	Further modification to MM6: Chapter 2, Vision and Objectives, paragraphs 45-48	Further modification to MM7: Chapter 2, Vision and Objectives, Policy V2	Further modification to MM66: Chapter 5, Economy, Policy EE4	Further modification to MM76: Chapter 6, Infrastructure, paragraphs 256-257	Further modification to MM77: Chapter 6, Infrastructure, Policy I5	Further modification to MM82: Chapter 7, Implementation delivery and monitoring, monitoring framework
Screening (likely to cause significant effects)	Yes	No	No	Yes	No	Yes	Yes	No
Meet as much of Purbeck's housing need as possible	U			U		U	U	
Promote services and facilities where need is identified	U			U		U	U	
Harness the economic potential of tourism and widen employment opportunities	U			U		U	U	
Help everyone access basic								

Non-technical summary SA for Further Proposed Main Modifications

services, reduce the need to travel by car and encourage cycling, walking and use of public transport								
Reduce vulnerability to flooding and costal change and adapt to climatic changes								
Protect and enhance habitats and species and local geodiversity	U			U		U	U	
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets								
Minimise all forms of								

Non-technical summary SA for Further Proposed Main Modifications

pollution and consumption of natural resources								
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Considering appropriate assessment

52. As per paragraph 003 Ref ID: 11-003-20190722 of the PPG the SA takes account of the appropriate assessment in the HRA.

Appropriate assessment topic	Appropriate assessment consideration	Points of interest	Implications for SA and Purbeck Local Plan 2018-2034
Recreation and urban effects on the Dorset Heaths	Mitigation approach	<p>Mitigation approach for impact on Dorset heathlands is well established and has been a blueprint for other development around the country.</p> <p>Compliance with the interim mitigation strategy ensures a conclusion of no adverse effect on integrity for the Dorset Heaths SACs/SPA/Ramsar from urban effects and recreation, alone or in combination</p>	None as interim mitigation strategy is being proposed for inclusion in the further proposed main modifications.
	Heathland SPD	The SPD has only just been updated and is due again in 2025. This regular review period allows for strategies to be monitored and where needed, refined.	None as SPD is already noted in the Plan text
Fragmentation and mobile species	Mitigation approach	Project level HRA's should secure detailed mitigation measures at Dorset Innovation Park and Holton Heath.	None as recommended in the HRA.
Recreation at non-heathland sites	Mitigation approach	<p>Dorset Council will keep a 'watching brief', as a back-up to further remove uncertainty. Any small sites that come forward close to the coast will need to address recreation issues as part of the project level HRA, for example through the provision of dog bins, contribution to wardening or path infrastructure.</p> <p>HRA deems mitigation is satisfactory and covered by the Nitrogen Reduction in Poole Harbour SPD. It ensures no adverse effects occur either alone or in combination.</p>	None as SPD is already noted in the Plan text and 'watching brief' resulted in actions in the monitoring framework for the plan.
Water Quality	Mitigation approaches	<p>HRA deems mitigation is satisfactory and covered by the Nitrogen Reduction in Poole Harbour SPD however it recommends the Council should look at the SPD requirements in a strategic way across the plan area.</p> <p>Early engagement with landowners to identify potential land that could be taken out of intensive agricultural</p>	None as SPD is already mentioned in the Plan text and recommendations are made through the HRA which are resulting in projects being

Non-technical summary SA for Further Proposed Main Modifications

		production to meet the plan area wide mitigation need could prevent delays in the development management process.	taken forward as part of the Dorset Council Local Plan.
Air quality	Mitigation approaches	<p>Interim strategy to address air quality impacts to the Dorset Heathlands means effects both in-combination and alone can be eliminated for the short-term.</p> <p>This strategy could be expanded as necessary to address the cumulative impacts of development on air quality as part of the new Dorset Council Local Plan supported by additional evidence such as traffic modelling and air quality monitoring.</p>	None as already being actioned through the Dorset Council Local Plan.

Identification of difficulties

53. The SEA Directive requires difficulties met whilst carrying out the SA to be identified. The following limitations in knowledge have been identified:

- Assessing long-term climate change is difficult and therefore its potential effects on Purbeck are uncertain. In particular, the European protected sites can be susceptible to climate change, with adverse impact upon habitats.
- The lack of detail around the delivery of the strategic SANG has resulted in several unknown assessments for the reasonable alternative delivering mitigation via Morden Park SANG.

Synergistic and cumulative effects

54. Existing mitigation methods already take synergistic and cumulative effects into consideration and as identified in the HRA these can be overcome in full.

55. The package of mitigation measures identified in the Interim Mitigation Strategy could only strengthen the mitigation against harm that could occur to heathlands.

Recommendations

56. It is recommended that development is not restricted as this could lead to significant negative impacts on several sustainability objectives. The SA indicates that a Strategic SANG at Morden Park would be a suitable option for this mitigation. However, as the delivery of this option is in question, it is reasonable to explore other options.

57. This SA shows there are suitable, alternative options for delivering sufficient mitigation. Several strategies could be put in place at once and the options explored provide flexibility. Whatever strategies are put in place would need to provide, either alone or in combination, the level of the mitigation that was proposed through a strategic SANG at Morden Park over the interim period identified in the council's strategy (to 2023/2024).

58. The Dorset Council Local Plan will include mitigation measures that will further mitigate the impact of residential development on heathland sites. This process will enable the review of the mitigation proposed / delivered through the Purbeck Local Plan and devise adequate mitigation for the whole Dorset Council Local Plan area.

Table 10: Recommendations resulting from the SA

Recommendation
Ensure the required level of mitigation is delivered to address the additional effects of new housing development (including completed and expected windfall development, and allocations from earlier plans) within the wider Wareham Forest area, where evidence suggests people may visit Morden Bog, SSSI, SPA, SAC and Ramsar.
Review the heathland mitigation delivered through the Purbeck Local Plan 2018-2034 when devising the Dorset Council Local Plan.

Monitoring required

- 59. Monitor the progression of Morden Park SANG
- 60. Monitor delivery of all forms of mitigation to ensure benefits are realised as soon as possible.
- 61. Monitor the mitigation delivered in combination to ensure it is sufficient.
- 62. Suitable mitigation will need to be continually assessed as the need for mitigation will continue into the Dorset Council Local Plan period.

Mitigation required

- 63. Seek alternative mitigation given the uncertainty of delivering Morden Park SANG.
- 64. Ensure sufficient HIP's, SANGs and SAMM are delivered.

How has the SA been considered in the formation of the modifications?

65. Modifications have been made as a direct consequence to the SA. This has resulted in a combination of mitigation strategies to act together and create a strong network of mitigation in the Purbeck area. The delivery and progress of this mitigation will be reported in an annual statement as a result of modifications made to the monitoring framework.

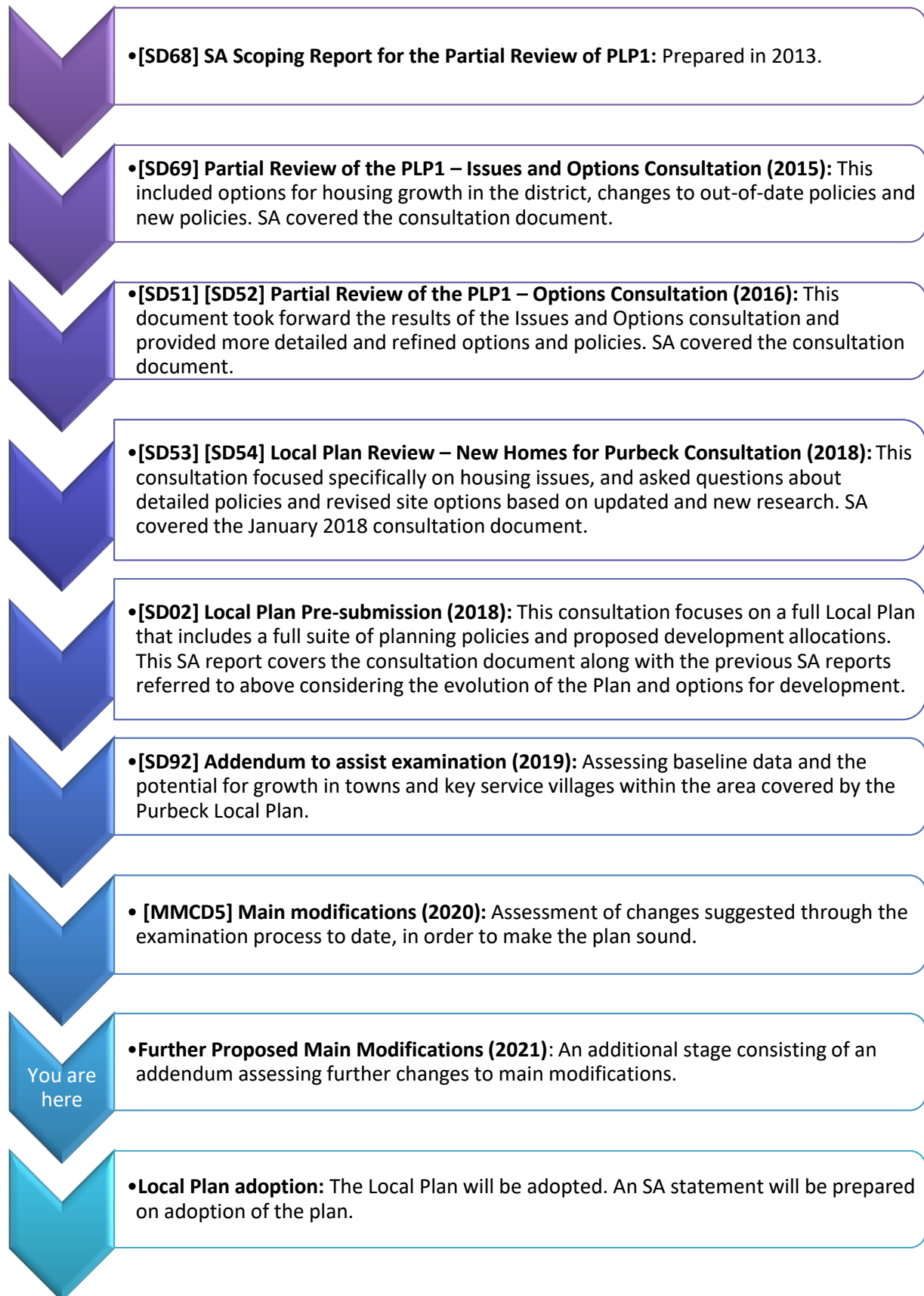
The full Sustainability Appraisal

The story of the sustainability appraisal and the Purbeck Local Plan thus far

Introduction

66. The sustainability appraisal is an iterative process lasting throughout the lifetime of the plan making process. This iteration will concentrate on the interim mitigation strategy and further modifications made to the Purbeck Local Plan 2018-2034 following the main modifications consultation. The appraisal will begin by screening the strategy and any reasonable alternatives, followed by screening further modifications to policies or Local Plan text for any likely significant effects on social, economic, or environmental objectives. Where there is a likelihood of an effect, it will be assessed, and mitigation or monitoring will be recommended where necessary.
67. At each stage of the SA process all 'reasonable alternatives' to meet objectives must be assessed as required by Part (b) of Regulation 12(2) of The Environmental Assessment of Plans and Programmes Regulations 2004. This regulation implies that alternatives not considered to be reasonable do not need to be subject to appraisal. The regulation states that reasonable alternatives will consider the objectives of the plan, as well as its geographical scope. Any alternatives that do not meet the objectives of national policy, or are outside of the Plan area, are unlikely to be reasonable. This includes, for instance, allowing residential development in the 400m heathland buffer zone.
68. Figure 1 shows the different stages the SA has undertaken so far.

Figure 1: showing different stages of the SA



The story of the SA since the main modification's consultation.

69. In January 2019, the Council submitted a final draft of the Purbeck Local Plan 2018-2034 and supporting information to the Secretary of State for examination. During the examination process, changes were made to the plan in order to make the plan sound and able to be adopted. The modifications were consulted on between November 2020 and January 2021, and screened and assessed for any significant environmental, economic and/or social effects.

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71. Following consideration of these issues, the council believes further changes are necessary to ensure the plan can be found sound.

72. These changes need to be assessed and then consulted on.

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to the area, which includes Morden Bog and Hyde Heath SSSI (part of Dorset Heathlands Ramsar, Dorset Heathlands SPA, Dorset Heaths (Purbeck & Wareham) & Studland SAC Dorset Heaths and SAC Poole Harbour Ramsar), are from the north of the site, mainly along the A35 corridor.

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- The site will deliver a strategic SANG to mitigate the adverse effects on protected heathland sites generated by construction of new homes in the north of the district. The creation of a SANG in this location would serve a significant strategic function in supporting the delivery of existing and future windfall development. Supporting development in existing towns and villages, and on previously developed land in these locations, is consistent with the NPPF and makes effective use of land.
- The effects of the holiday park can be partially offset through compensatory improvements, as the SANG will increase public accessibility into this part of the Green Belt. (SD56, Green Belt study 2018 [pre-submission])

What now?

81. Dorset Council and Charborough Estate intended that the holiday park would act as enabling development to support delivery of the strategic SANG. The council continues to support delivery of a strategic SANG at Morden independently of the proposed holiday park. Further discussions are ongoing with the Charborough Estate on this matter.
82. In addition, the Dorset Council Local Plan has completed a regulation 18 consultation in March 2021 and is now progressing towards pre-submission. It is anticipated that this plan will be adopted in 2023 and will consider strategic mitigation measures across Dorset up to 2038.
83. Given the uncertainty around the delivery of a strategic SANG at Morden, and the progression of the Dorset Council Local Plan, mitigating the impacts of residential development on Dorset Heaths SAC, Dorset Heathland SPA, and Ramsar and Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC (here after collectively referred to as Dorset heaths habitat sites) are considered necessary during an interim period pending adoption of the Dorset Council Local Plan. The council is satisfied that the mitigation measures in its interim mitigation strategy are deliverable and will act effectively to mitigate the impacts from residential development over this period.
84. As a result of the issue raised regarding the release of Green Belt through the proposed Main Modifications consultation, Dorset Council is proposing Further Proposed Main Modifications to remove the proposed release of Green Belt for a holiday park from the Local Plan. The council also proposes Further Proposed Main Modifications that are related to these proposed changes.
85. This SA is required to assess potential environmental, social, and economic impacts resulting from the interim measures that are considered suitable and deliverable, and which remove the requirement to release land from the green belt for the holiday park.

Reasonable alternatives

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86. The following alternatives were identified with Natural England and landowners where possible. Specifically, alternatives have been considered where:

- they are able to provide mitigation during the interim period, namely, to 2023/24 (there are many other options that could be suitable over the longer term, but it is considered that they will be reviewed during the Dorset Council Local Plan.); and
- they are located where they can mitigate the impacts of windfall residential development on the Dorset heaths habitat sites.

Morden Park SANG

87. As already proposed through the Purbeck Local Plan 2018-2034, Morden Park could provide 37ha of SANG. The premise of this has already been established and agreed by Natural England.

Strategic Access Management and Monitoring (SAMM)

88. A mitigation measure already in place through the Heathlands Planning Framework SPD. SAMM includes wardening, raising awareness and monitoring the effectiveness of the strategy.

89. Further SAMM projects would help towards partially mitigating the impact of development.

90. If used in isolation, the level of mitigation provided by SAMM projects would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Heathland Infrastructure Projects (HIPs)

91. HIPs are described in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) as 'physical infrastructure works, such as the provision of Suitable Alternative Natural Greenspace (SANGs) or enhancement of existing greenspaces', they are designed to 'increase the attractiveness for visitors that would otherwise visit the Dorset Heathlands', thereby offsetting impact on the heaths that would occur without them.

92. HIPs, as an already established form of mitigation, could help towards providing an interim mitigation strategy.

93. If used in isolation, the level of mitigation provided by HIPs would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Increasing the capacity of existing SANGs

94. As an existing form of mitigation, SANGs already in use could have extra capacity, as shown in SD93.

95. Existing SANGs would need to be within the area of search and are therefore restricted to Bog Lane, Wareham and Frenches Farm, Upton. An increase in capacity of any existing

SANGs would need to be able to satisfactorily offset any negative impacts of development until 2023/24.

Increasing the capacity of proposed SANGs

96. In addition to SANGs that are already in place, larger developments proposed within the Purbeck Plan will deliver SANG as mitigation.
97. The proposed SANGs would need to be in the area of search and therefore would be appropriate on the Upton and Lytchett Matravers sites. If extra capacity is demonstrated, they could also form part of an interim mitigation strategy.
98. The proposed SANGs would likely need to be delivered in the short term. Planning applications for their delivery are currently being considered.

Restricting development

99. Another option is to restrict development for a short period of time until mitigation measures are in place either through the Dorset Council Local Plan or until there is certainty over the Morden Park SANG.
100. Without mitigation in place, Natural England would likely object to planning applications for new residential uses in the Purbeck area of Dorset Council.
101. There would be negative impacts associated with this and the council's requirement to deliver housing would need to be considered.

Next steps

102. This paper will now assess strategies for mitigation to devise a recommended strategy that can inform the Purbeck Local Plan 2018-2034 and its subsequent modifications.

Appraising the reasonable alternatives

Methodology for assessment

103. The methodology for undertaking the SA is derived from that used in earlier SA iterations. Both proposed policies and allocations have been assessed within a matrix where the policy or allocation is "pitched" against the eight SA Objectives and the outcome noted using the colours and symbols shown in Table 10.

Table 10: Shows colour representing different effects.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significant negative effect
u	Unknown at this stage

104. Each alternative mitigation strategy has been screened to ascertain whether it is likely to cause significant environmental, economic and/or social effects. Where the screening suggests there may be significant effects, the proposed strategy has been fully assessed for short, medium and long term effects against the SA objectives. Where necessary, recommendations, mitigation and/or monitoring indicators are suggested to obviate any negative impacts.
105. Reasonable alternatives to the mitigation strategy and their screening, assessments, mitigation and/or monitoring are presented in Appendix 1.
106. Reasonable alternatives for policy changes within the plan itself, their screening, assessments and mitigation and/or monitoring are presented in Appendix 2.
107. The effects on the SA objectives arising from the proposals have been summarised below and relate primarily to the likely short-term impacts. This is because it is anticipated that the Dorset Council Local Plan would deliver medium to long term strategies for mitigation.

Mitigation strategies and their likely impact on SA objectives

How do the Further Proposed Main Modifications to the plan help in the objective of meeting as much of Purbeck's housing need as possible?

108. Options that do not provide adequate mitigation cannot be recommended. Without necessary mitigation in place, impacts from windfall development will have a negative impact on Dorset heaths habitat sites. As such it is unlikely that windfall residential development could be granted consent, resulting in a period in which homes built in the area are restricted to the development allocations or development providing its own distinct mitigation.
109. All mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs without restricting growth, will therefore help to deliver homes.
110. Over the short term, increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG is likely to also help enable the delivery of homes.
111. The interim strategy provides reasonable assurance of its deliverability and therefore helps to enable the delivery of housing development.

How do the modifications to the plan help in the objective to promote services and facilities where need is identified?

112. Although not directly affected by the interim strategy, services and facilities are often extended or improved due to an increase in population, particularly through an increase in residential development. This type of development therefore provides the driver for improved services and facilities and therefore if residential development doesn't take place, there is unlikely to be any improvement to existing facilities and services.
113. The interim strategy provides reasonable assurance of its deliverability and will thus help to enable the delivery of housing development and therefore facilities and services.

How do the modifications to the plan assist in the objective of harnessing the economic potential of tourism and widening employment opportunities in Purbeck?

114. Employment opportunities in the tourism sector could be hindered if they have a negative impact on Dorset heaths habitat sites. This could result in restricted employment opportunities. Other employment sectors are however unlikely to be impacted upon.
115. The changes to Policy I5 in the Local Plan will reduce the certainty that a holiday park will be delivered in Morden. Failing to deliver the holiday park will have direct and indirect economic impacts on local tourism in comparison to the impacts the delivery of a holiday park would have. However, there would be no negative impacts on the current state of tourism. Also, there would still be an opportunity for the landowner at Morden Park to make a planning application for the holiday park independently from the Purbeck Local Plan.
116. Balanced against these impacts on the tourism industry, all mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs, without restricting growth will therefore help to support the tourism industry.
117. Over the medium term, increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG is likely to also help enable development of the tourism industry.
118. HIPs could have a negative impact on this objective, e.g. the Purbeck Visitor Network Project and the Purbeck Heaths Visitor Management Project. These projects would help mitigate against harm to habitats however they would need to be carefully developed to ensure tourism industry is not negatively impacted.

How do the modifications to 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?

119. The options explored are unlikely to have any impact on this objective.

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

120. The options explored are unlikely to have any impact on this objective.

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

121. All mitigation strategies that help to achieve the mitigation required in the short term, such as HIPs and SAMMs, will ensure that residential development does not have an adverse effect upon the integrity of heathlands habitat sites in Purbeck.
122. Over the medium term, delivery of HIPs (including SANG), increasing the capacity of existing, proposed SANGs or the delivery of Morden Park SANG will also help protect and enhance habitats and species from the adverse effects of residential development.
123. The interim strategy provides reasonable assurance of its deliverability and therefore will help to enable protect habitats and species.

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

124. The options explored are unlikely to have any impact on this objective.

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

125. Providing a network of mitigation strategies in the area of search could reduce the effects of pollution on the Dorset heaths habitat sites. This would be achieved by providing alternative sites for recreation away from heathland sites, therefore minimising car-based travel to / through the heathland sites.

Snapshot of assessment of reasonable alternatives for mitigation

SA Objectives	Reasonable alternatives for mitigation					
	Restrict development	Increase capacity of proposed SANGs	HIPs	Increase capacity of existing SANGs	SAMM	Morden Park SANG
Meet as much of Purbeck’s housing need as possible	-	+	+	+	+	u
Promote services and facilities where need is identified	-	+	+	+	+	u
Harness the economic potential of tourism and widen employment opportunities	-	+	+	+	+	u
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport			+			
Reduce vulnerability to flooding and coastal change and adapt to climatic changes						
Protect and enhance habitats and species and local geodiversity	n	+	+	+	+	u
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets	n					
Minimise all forms of pollution and consumption of natural resources	n	+	+	+	+	

Snapshot of assessment of reasonable alternatives to further modifications

	No further modifications	Further modification to MM3: Chapter 2, Vision and Objectives, paragraphs 43 and 44	Further modification to MM6: Chapter 2, Vision and Objectives, paragraphs 45-48	Further modification to MM7: Chapter 2, Vision and Objectives, Policy V2	Further modification to MM66: Chapter 5, Economy, Policy EE4	Further modification to MM76: Chapter 6, Infrastructure, paragraphs 256-257	Further modification to MM77: Chapter 6, Infrastructure, Policy I5	Further modification to MM82: Chapter 7, Implementation delivery and monitoring, monitoring framework
Screening (likely to cause significant effects)	Yes	No	No	Yes	No	Yes	Yes	No
Meet as much of Purbeck's housing need as possible	U			U		U	U	
Promote services and facilities where need is identified	U			U		U	U	
Harness the economic potential of tourism and widen employment opportunities	U			U		U	U	

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Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport								
Reduce vulnerability to flooding and coastal change and adapt to climatic changes								
Protect and enhance habitats and species and local geodiversity	U			U		U	U	
Protect and enhance Purbeck's unique landscape and townscape, and cultural								

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and historical assets								
Minimise all forms of pollution and consumption of natural resources								

Considering appropriate assessment

126. As per paragraph 003 Ref ID: 11-003-20190722 of the PPG the SA takes account of the appropriate assessment in the HRA.

Appropriate assessment topic	Appropriate assessment consideration	Points of interest	Implications for SA and Purbeck Local Plan 2018-2034
Recreation and urban effects on the Dorset Heaths	Mitigation approach	<p>Mitigation approach for impact on Dorset heathlands is well established and has been a blueprint for other development around the country.</p> <p>Compliance with the interim mitigation strategy ensures a conclusion of no adverse effect on integrity for the Dorset Heaths SACs/SPA/Ramsar from urban effects and recreation, alone or in combination</p>	None as interim mitigation strategy is being proposed for inclusion in the further proposed main modifications.
	Heathland SPD	The SPD has only just been updated and is due again in 2025. This regular review period allows for strategies to be monitored and where needed, refined.	None as SPD is already noted in the Plan text
Fragmentation and mobile species	Mitigation approach	Project level HRA's should secure detailed mitigation measures at Dorset Innovation Park and Holton Heath.	None as recommended in the HRA.
Recreation at non-heathland sites	Mitigation approach	<p>Dorset Council will keep a 'watching brief', as a back-up to further remove uncertainty. Any small sites that come forward close to the coast will need to address recreation issues as part of the project level HRA, for example through the provision of dog bins, contribution to wardening or path infrastructure.</p> <p>HRA deems mitigation is satisfactory and covered by the Nitrogen Reduction in Poole Harbour SPD. It ensures no adverse effects occur either alone or in combination.</p>	None as SPD is already noted in the Plan text and 'watching brief' resulted in actions in the monitoring framework for the plan.
Water Quality	Mitigation approaches	<p>HRA deems mitigation is satisfactory and covered by the Nitrogen Reduction in Poole Harbour SPD however it recommends the Council should look at the SPD requirements in a strategic way across the plan area.</p> <p>Early engagement with landowners to identify potential land that could be taken out of intensive agricultural</p>	None as SPD is already mentioned in the Plan text and recommendations are made through the HRA which are resulting in projects being

SA addendum for Further Proposed Main Modifications

		production to meet the plan area wide mitigation need could prevent delays in the development management process.	taken forward as part of the Dorset Council Local Plan.
Air quality	Mitigation approaches	<p>Interim strategy to address air quality impacts to the Dorset Heathlands means effects both in-combination and alone can be eliminated for the short-term.</p> <p>This strategy could be expanded as necessary to address the cumulative impacts of development on air quality as part of the new Dorset Council Local Plan supported by additional evidence such as traffic modelling and air quality monitoring.</p>	None as already being actioned through the Dorset Council Local Plan.

Identification of difficulties

127. The SEA Directive requires difficulties met whilst carrying out the SA to be identified. The following limitations in knowledge have been identified:

- Assessing long-term climate change is difficult and therefore its potential effects on Purbeck are uncertain. In particular, the European protected sites can be susceptible to climate change, with adverse impact upon habitats.
- The lack of detail around the delivery of the strategic SANG has resulted in several unknown assessments for the reasonable alternative delivering mitigation via Morden Park SANG.

Synergistic and cumulative effects

128. Existing mitigation methods already take synergistic and cumulative effects into consideration and as identified in the HRA these can be overcome in full.

129. The package of mitigation measures identified in the Interim Mitigation Strategy could only strengthen the mitigation against harm that could occur to heathlands.

Recommendations

130. It is recommended that development is not restricted as this could lead to significant negative impacts on several sustainability objectives. The SA indicates that a Strategic SANG at Morden Park would be a suitable option for this mitigation. However, as the delivery of this option is in question, it is reasonable to explore other options.

131. This SA shows there are suitable, alternative options for delivering sufficient mitigation. Several strategies could be put in place at once and the options explored provide flexibility. Whatever strategies are put in place would need to provide, either alone or in combination, the level of the mitigation that was proposed through a strategic

SANG at Morden Park over the interim period identified in the council's strategy (to 2023/2024).

132. The Dorset Council Local Plan will include mitigation measures that will further mitigate the impact of residential development on heathland sites. This process will enable the review of the mitigation proposed / delivered through the Purbeck Local Plan and devise adequate mitigation for the whole Dorset Council Local Plan area.

Table 10: Recommendations resulting from the SA

Recommendation
Ensure the required level of mitigation is delivered to address the additional effects of new housing development (including completed and expected windfall development, and allocations from earlier plans) within the wider Wareham Forest area, where evidence suggests people may visit Morden Bog, SSSI, SPA, SAC and Ramsar.
Review the heathland mitigation delivered through the Purbeck Local Plan 2018-2034 when devising the Dorset Council Local Plan.

Monitoring required

133. Monitor the progression of Morden Park SANG.
134. Monitor delivery of all forms of mitigation to ensure benefits are realised as soon as possible.
135. Monitor the mitigation delivered in combination to ensure it is sufficient.
136. Suitable mitigation will need to be continually assessed as the need for mitigation will continue into the Dorset Council Local Plan period.

Mitigation required

137. Seek alternative mitigation given the uncertainty of delivering Morden Park SANG.
138. Ensure sufficient HIPs, SANGs and SAMM are delivered.

How has the SA been considered in the formation of the modifications?

139. Modifications have been made as a direct consequence to the SA. This has resulted in a combination of mitigation strategies to act together and create a strong network of mitigation in the Purbeck area. The delivery and progress of this mitigation will be reported in an annual statement as a result of modifications made to the monitoring framework.

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

140. Mitigation for windfall development is required, as demonstrated in the Interim Mitigation Strategy document. There are options for delivering this but what must be noted is that, without any mitigation, development that impacts upon the Dorset heaths habitat sites cannot take place.

141. The methodology for undertaking the SA involved the assessment of reasonable alternatives where the policy or allocation is “pitched” against the eight SA Objectives and the outcome noted using the colours and symbols shown in Table 10.

Table 10: Shows colour representing different effects.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significant negative effect
u	Unknown at this stage

142. Each alternative has been screened to ascertain whether it is likely to cause significant environmental, economic and/or social effects. Where the screening suggests there may be significant effects, the proposed strategy has been fully assessed for short, medium and long term effects against the SA objectives. Where necessary, recommendations, mitigation and/or monitoring indicators are suggested to obviate any negative impacts.

Screening of reasonable alternatives

143. The following alternatives were screened in this process:

- Continue proposing Morden Park SANG in isolation
- Create SAMM's
- Increase capacity of existing SANGs
- Increase capacity of proposed SANGs
- Create more HIPs
- Restrict Development.

144. All are considered to have potentially significant effects and have continued onto the full assessment below.

Full assessment of reasonable alternatives

Continue proposing Morden Park SANG in isolation

145. One option for mitigation is to continue proposing Morden Park SANG in isolation to other mitigation strategies.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	-	u	u	The modification is likely to have a negative impact on this objective as it would restrict development of homes in the short term due to the deliverability of the SANG being in question. The effect in the short term is likely to be neutral but over the longer term the level of impact will depend on whether the SANG is delivered or not.	Seek alternative mitigation until the Morden Park SANG deliverability is confirmed then reassess.	Monitor the progression of Morden Park SANG.
Promote services and facilities where need is identified	n	u	u	If residential development is impacted, services and facilities are likely to be impacted as improvements are usually linked to an increase in population. The effect in the short term is likely to be neutral but over the longer term the level of impact will depend on whether the SANG is delivered or not.		
Harness the economic potential of tourism and widen employment opportunities	n	u	u	Employment opportunities in the tourism sector would be hindered if they have a negative impact on Dorset heaths habitat sites resulting in restricted employment opportunities. Other employment sectors		

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

				are however unlikely to be impacted upon. The effect in the short term is likely to be neutral but over the longer term the level of impact will depend on whether the SANG is delivered or not.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	u	u	Depending on the delivery timescales of the SANG, this option could have a negative impact. The effect in the short term is likely to be neutral but over the longer term the level of impact will depend on whether the SANG is delivered or not.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

SAMM

146. SAMM contributions secure the day-to-day costs of helping local people to alter harmful behaviour through raising awareness of the issues and value of the protected sites, which includes

- (i) employing wardens to manage visitor pressures on the heathland; and
- (ii) delivering education programmes in local schools. SAMMs also pay for the ongoing monitoring of a sample of heathlands and the effects of new development and crucially whether this strategy is effective.

147. The Urban Heaths Partnership delivers the SAMM, and contributions are collected via CIL. The adopted Heathlands SPD provides details on this mitigation strategy and in terms of the Purbeck Local Plan.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	+	+	+	Delivering suitable and deliverable SAMMs will help the provision of housing development. They can be delivered promptly and could provide relatively immediate effects. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG.	n/a	As set out in the Dorset Heathlands SPD, SAMM contributions also pay for the ongoing monitoring of whether this strategy is effective. No further monitoring will be required.
Promote services and facilities where need is identified	+	+	+	Delivering suitable and deliverable SAMMs will help deliver services and facilities. They can be delivered promptly and could provide relatively immediate effects.		
Harness the economic potential of tourism and widen employment opportunities	+	+	+	Delivering suitable and deliverable SAMMs will help the provision of employment and tourism development. They can be delivered promptly and could provide relatively immediate effects.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		Monitor the delivery of the SAMMs to ensure their benefits are realised as soon as possible.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		Monitor the levels of mitigation delivered in combination to ensure it is sufficient.
Protect and enhance habitats and species and local geodiversity	+	+	+	Delivering suitable and deliverable SAMMs will help protect and enhance habitats and species. They can be delivered promptly and could provide relatively immediate effects. However, it is uncertain as to whether the SAMMs available would be as effective in isolation.		

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources	+	+	+	Providing a network of mitigation strategies in the area of search could minimise pollution on the heaths by reducing the number of cars driving to the heathlands for recreation. Additionally, the network could reduce pollution on a wider scale by providing more recreational areas which would mean people would have them closer to where they live.		

Increasing the capacity of existing SANGs

148. Existing SANGs could have opportunities by which their capacity could be increased. Enhancements could include extending boundaries, improving pedestrian access at key points to increase attractiveness of use of the SANG as an alternative to heathland.

149. There are two existing SANGs in the area of search: Bog Lane, Stoborough and Frenches Farm, Upton. There is potential extra capacity at these sites, for instance, the Bog Lane SANG could accommodate an extra 300 dwellings without changes, Frenches Farm could accommodate another 90 homes (this additional capacity will mitigate the impacts of the planned housing identified in Policy H7 of the emerging local plan).

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	n	+	+	Increasing the capacity of existing SANGs would continue to allow unplanned housing in the Purbeck area. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised.	If taken forward, deliver SANG extensions promptly.	Monitor the levels of mitigation delivered in combination to ensure it sufficient
Promote services and facilities where need is identified	n	+	+	Increasing the capacity of existing SANGs would help bring forward unplanned housing in the Purbeck area, thereby supporting the promotion of services and facilities. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised.		
Harness the economic potential of tourism and widen employment opportunities	n	+	+	Tourism is likely to be positively impacted through the delivery of attractive SANGs.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	+	+	Increasing the capacity of existing SANGs would help protect and enhance habitats and species. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised. Increasing the capacity of the SANG at Bog Lane is unlikely to help protect and enhance habitats and species significantly as it is south of Wareham Forest and possibly not in an ideal location for diverting the public from this heathland.		
Protect and enhance Purbeck's unique landscape and				The option explored has no impact on this objective.		

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

townscape, and cultural and historical assets				
Minimise all forms of pollution and consumption of natural resources	n	+	+	Providing a network of mitigation strategies in the area of search could minimise pollution on the heaths by reducing the number of cars driving to the heathlands for recreation. Additionally, the network, once in place, could reduce pollution on a wider scale by providing more recreational areas which would mean people would have them closer to where they live.

Heathland Infrastructure Projects

150. There is the potential for Heathland Infrastructure Projects to be implemented around the Purbeck area of Dorset Council. Such mitigation measures would include enhancing public access to existing agricultural land, providing a network of public recreational space, increasing and improving rights of way, dedicated land for exercising dogs, ditching and banking to manage access onto heathland, and limit vehicle access to car parking areas directly leading to heathland walks.

151. Some options include:

- Pike's Farm, Organford: this option is known to be suitable. The land was purchased by the Bournemouth Canine Association who as an organisation have objectives that align with some of the work the council is involved with ensuring dog owners are responsible; Land at Gore Heath: this is directly adjacent to Sherford Bridge car parking area and outside of the SSSI. However, this site contains sensitive species and increased recreation may not be appropriate;
- Wareham Common: this is already used for recreation but, due to the presence of sensitive species, this site may not be appropriate for increased recreation;
- Purbeck Heaths Visitor Management Project: this project is already in train through the council and could be utilised for mitigation;
- Land at Norden: this project is potentially in the wrong location to assist with this mitigation strategy but could be explored in the Dorset Council Local Plan;
- Purbeck Heaths Visitor Project: this project is already in train through the council and could be utilised for mitigation;
- Bere Heath, Court Farm: this location has already been purchased by Dorset Wildlife Trust, it has been confirmed as suitable for mitigation and could be used for this strategy;
- Sherford Bridge, car parking area: this location is already noted as being suitable as part of the Morden Park SANG and therefore could continue to be used for this strategy;
- Wareham Forest: this is already used for recreation but because it is either within or within close proximity to a SSSI, increased recreation may not be appropriate; and/or
- Winfrith Heath (Tadnoll), heathland support area: already identified as a mitigation project, this site has the potential to relieve recreational pressure from people visiting the heath.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	+	+	+	Delivering suitable and deliverable HIPs will help bring forward unplanned housing in the Purbeck area. They can be delivered promptly and could provide relatively immediate effects. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG.		Monitor the delivery of the HIPs to ensure their benefits are realised as soon as possible.
Promote services and facilities where need is identified	+	+	+	Delivering suitable and deliverable HIPs will help bring forward unplanned housing in the Purbeck area, thereby promoting services and facilities as a result. They can be delivered promptly and could provide relatively immediate effects. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG.		Monitor the levels of mitigation delivered in combination to ensure it is sufficient.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	Delivering suitable and deliverable HIPs will help bring forward unplanned housing in the Purbeck area, thereby positively impacting on the tourism industry. They can be delivered promptly and could provide relatively immediate effects. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	Improving access and increasing or improving PRoW could encourage cycling and walking.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

Protect and enhance habitats and species and local geodiversity	+	+	+	Delivering suitable and deliverable HIPs will help protect and enhance habitats and species. They can be delivered promptly and could provide relatively immediate effects. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources	+	+	+	Providing a network of mitigation strategies in the area of search could reduce the effects pollution on the Dorset heaths habitat sites. This would be achieved by providing alternative sites for recreation, therefore removing the need for people to drive to the heathland sites.		

Increasing the capacity of proposed SANGs

152. Proposed SANGs could have opportunities by which their capacity could be increased. Enhancements could include extending boundaries, improving pedestrian access at key points to increase attractiveness of use of the SANG as opposed to heathland.

153. The proposed SANGs at Upton and Lytchett Matravers could be considered for any increase.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	-	+	+	Increasing the capacity of the proposed SANGs at Upton and Lytchett Matravers would help bring forward unplanned housing in the Purbeck area. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised.	If taken forward, deliver the SANGs promptly.	Monitor the levels of mitigation delivered in combination to ensure it is sufficient
Promote services and facilities where need is identified	-	+	+	Increasing the capacity of proposed SANGs would help bring forward unplanned housing in the Purbeck area, thereby supporting the promotion of services and facilities. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised.		
Harness the economic potential of tourism and widen employment opportunities	-	+	+	Tourism is likely to be positively impacted through the delivery of attractive SANGs.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	-	+	+	Increasing the capacity of proposed SANGs would help protect and enhance habitats and species. However, their location would need to be suitable for diverting people from the heaths that are impacted. If used in isolation, the level of mitigation would need to equate to the same level of mitigation as a strategic SANG. Also, they would need to be delivered promptly to ensure potential negative impacts over the medium and long term are not realised.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		

Appendix 1: Screening and assessment of reasonable alternatives for achieving mitigation

Minimise all forms of pollution and consumption of natural resources	-	+	+	Providing a network of mitigation strategies in the area of search could minimise pollution on the heaths by reducing the number of cars driving to the heathlands for recreation. Additionally, the network, once in place, could reduce pollution on a wider scale by providing more recreational areas which would mean people would have them closer to where they live.		
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Restricting development

154. Without mitigation in place, it is likely that residential development would need to pause sometime in the future. One strategy could be to restrict development until the strategic SANG or necessary mitigation is in place, before allowing development to occur again.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	--	-	n	The modification is likely to have a significantly negative impact on this objective as it would restrict development of homes and as such the housing need would not be met.	Seek forms of mitigation to allow development to occur.	n/a
Promote services and facilities where need is identified	--	-	n	The modification is likely to have a significantly negative impact on this objective. It would restrict development of homes which help to promote existing, enhance existing, or build new services and facilities.		
Harness the economic potential of tourism and widen employment opportunities	--	-	n	The modification is likely to have a significantly negative impact on this objective. Development would be restricted which could impact on economic health and job opportunities in the area.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	n	n	The modification is likely to have a neutral impact on this objective. No development would mean habitats, and species and local geodiversity would not be negatively impacted by development.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The modification is likely to have a neutral impact on this objective. No development would mean landscapes, townscapes and historical assets would not be negatively impacted by development.		
Minimise all forms of pollution and consumption of natural resources	n	n	n	The modification is likely to have a neutral impact on this objective. No development would mean pollution would not increase as a result of development.		

Appendix 2: Screening and assessment of the further modifications on the Purbeck Local Plan

155. Following on from the assessments done in Appendix 1, further modifications can be suggested to ensure the soundness of the Purbeck Local Plan. All reasonable alternatives for policy modifications are assessed below.

156. The methodology for undertaking the SA involved the assessment of reasonable alternatives where the policy or allocation is “pitched” against the eight SA Objectives and the outcome noted using the colours and symbols shown in Table 10.

Table 10: Shows colour representing different effects.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significant negative effect
u	Unknown at this stage

157. Each alternative has been screened to ascertain whether it is likely to cause significant environmental, economic and/or social effects. Where the screening suggests there may be significant effects, the proposed strategy has been fully assessed for short, medium and long term effects against the SA objectives. Where necessary, recommendations, mitigation and/or monitoring indicators are suggested to obviate any negative impacts.

Screening of reasonable alternatives

158. The following alternatives were screened in this process:

- No further modifications to the plan;
- Further Proposed Main Modification to MM3: Chapter 2, Vision and Objectives, paragraphs 43 – 44;
- Further Proposed Main Modification to MM6: Chapter 2, Vision and Objectives, paragraphs 45-48;
- Further Proposed Main Modification to MM7: Chapter 2, Vision and Objectives, Policy V2;
- Further Proposed Main Modification to MM66: Chapter 5, Economy, Policy EE4;
- Further Proposed Main Modification to MM76: Chapter 6, Infrastructure, paragraphs 256-257;
- Further Proposed Main Modification to MM77: Chapter 6, Infrastructure, Policy I5; and
- Further Proposed Main Modification to MM82: Chapter 7, Implementation delivery and monitoring, monitoring framework.

Full assessment of reasonable alternatives

No further modifications to the plan

159. One alternative could be that no further changes to the plan are proposed.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck’s housing need as possible	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, the development of homes could be restricted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.	Provide other, additional heathland mitigation in the short term.	Monitor the mitigation delivered in combination to ensure it is sufficient.
Promote services and facilities where need is identified	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, the development of services and facilities could be restricted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

Harness the economic potential of tourism and widen employment opportunities	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, the development of tourism and employment land could be restricted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, habitats and species could be negatively impacted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM3: Chapter 2, Vision and Objectives, paragraphs 43 – 44

160. The following wording is proposed:

43	The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, and Upton and Wareham . <u>It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the other settlements, notably Wool and Moreton Station/Redbridge Pit.</u>
44	Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck, <u>within the context of the settlement hierarchy</u> . Together with the policies for small sites (H8) and employment land (EE1 and EE2) and town and local centres (EE3) , these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible				The option explored has no impact on this objective.		
Promote services and facilities where need is identified				The option explored has no impact on this objective.		
Harness the economic potential of tourism and widen employment opportunities				The option explored has no impact on this objective.		
Help everyone access basic services, reduce the need to travel by car and encourage				The option explored has no impact on this objective.		

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

cycling, walking and use of public transport						
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity				The option explored has no impact on this objective.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM6: Chapter 2, Vision and Objectives, paragraphs 45-48

161. The following wording is proposed:

45	The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, and Upton and Wareham to support its strategic policy of spreading housing development across the District.
46	Removing land from the green belt will allow new homes to be delivered in sustainable locations around two one of the District's Purbeck's towns and one of its larger key service villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land from the green belt .
47	The Council has considered alternative strategies for delivering homes and . It is satisfied that the proposals to remove land from the green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because: <ul style="list-style-type: none"> • removing land around Lytchett Matravers and Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District; • the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt; • there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan; • a spread of homes across the District will better meet housing needs (rather than focussing all development in the least constrained west of the District) and provide a resilient housing land supply; • a greater spread of development will more evenly spread the impacts on infrastructure; • there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied; • there will be improved access and recreational use of some remaining green belt by developing SANGs at Lytchett Matravers, which will compensate for removing land from the green belt elsewhere; and • all neighbouring councils have stated that they are unable to help the Council meet its housing needs.
48	Green belt boundaries, and settlement boundaries, around Lytchett Matravers and Upton and Wareham will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
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Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

Meet as much of Purbeck's housing need as possible				The option explored has no impact on this objective.		
Promote services and facilities where need is identified				The option explored has no impact on this objective.		
Harness the economic potential of tourism and widen employment opportunities				The option explored has no impact on this objective.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity				The option explored has no impact on this objective.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM7: Chapter 2, Vision and Objectives, Policy V2

162. The following wording is proposed:

<p>Policy V2: Green belt</p> <p>Green belt boundaries have been amended at Lytchett Matravers, and Upton and Wareham to support sustainable development. The impact of removing land from the green belt should must be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers and at Wareham.</p> <p><u>The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.</u></p> <p>The Council will protect the green belt, as designated on the policies map, to:</p> <ul style="list-style-type: none"> a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation; b. safeguard the countryside from encroachment; c. preserve the setting and special character of Wareham; d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.
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SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
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Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

Meet as much of Purbeck's housing need as possible	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling housing development. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.	Provide other, additional heathland mitigation in the short term.	Monitor the mitigation delivered in combination to ensure it is sufficient.
Promote services and facilities where need is identified	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling the growth of services and facilities. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Harness the economic potential of tourism and widen employment opportunities	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling tourism and employment development. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby protecting and enhancing habitats and species. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM66: Chapter 5, Economy, Policy EE4

163. The following wording is proposed:

Policy EE4: Supporting vibrant and attractive tourism

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be **distributed** in accordance with **the settlement hierarchy, inside the settlement boundaries identified on the Policies Map** ~~Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.~~

Outside settlement boundaries ~~the~~ the Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites; and
- iv. caravan sites; ~~And~~
- ~~v. other buildings used as holiday accommodation.~~

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

For tourist related activities **and tourist** accommodation, provided it:

a. ~~would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance~~ **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and**

b. **it** does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; **and**

c. ~~is relative to the scale~~ **of any proposed buildings**, and nature, of the development **does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and**

d. it can demonstrate that it would result in benefits for the economy of Purbeck; and

e. if located within the AONB or green belt, would meet the requirements of national policy as well as clauses a-d above.

Existing tourist accommodation

Proposals that would lead to the loss or change of use of a hotel or other accommodation in Use Class C1 will only be permitted:

f. where the proposal would affect five or fewer lettable bedrooms, or:

g. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and

h. the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and

i. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible				The option explored has no impact on this objective.		
Promote services and facilities where need is identified				The option explored has no impact on this objective.		
Harness the economic potential of tourism and widen employment opportunities				The option explored has no impact on this objective.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity				The option explored has no impact on this objective.		

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM76: Chapter 6, Infrastructure, paragraphs 256-257

164. The following wording is proposed:

256	<p>The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, meet the identified need for supports delivery of a strategic SANG in this part of the Purbeck area as identified on the local plan policies map District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;</p> <p>a. has the potential to make positive and beneficial use of the green belt;</p> <p>b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;</p> <p>c. enhances biodiversity within the proposed holiday park; and,</p> <p>d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.</p>
257	<p>Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans and costings, to be agreed with both Natural England and the Council.</p>

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling housing development. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.	Provide other, additional heathland mitigation in the short term.	Monitor the mitigation delivered in combination to ensure it is sufficient.
Promote services and facilities where need is identified	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling the growth of services and facilities. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Harness the economic potential of tourism and widen employment opportunities	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby enabling tourism and employment development. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		

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Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	u	u	This amendment provides more certainty over the delivery of a strategic SANG than the previous iteration. Thereby protecting and enhancing habitats and species. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM77: Chapter 6, Infrastructure, Policy I5

165. The following wording is proposed:

<p>Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park</p> <p>The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between subject to agreement between the landowner applicant, the Council and Natural England.</p> <p><u>The SANG will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key features include:</u></p> <p><u>a. Stock proof fencing to enable free running dogs;</u></p> <p><u>b. New woodland planting;</u></p> <p><u>c. Dog access to the stream;</u></p> <p><u>d. Footpath routes;</u></p> <p><u>e. Visitor management and monitoring;</u></p> <p><u>f. Hardening up of boundaries to divert the public from heathland;</u></p> <p><u>g. Possible grazing compartments; and</u></p> <p><u>h. New car park to intercept users which may be up to 30 spaces over time.</u></p> <p><u>This list is not exhaustive.</u></p>

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This		

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

				could leave the area open to a lack of mitigation in the short term. If this were the case, the building of new homes could be negatively impacted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.	Provide other, additional heathland mitigation in the short term.	Monitor the mitigation delivered in combination to ensure it is sufficient.
Promote services and facilities where need is identified	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, the development of services and facilities could be negatively impacted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Harness the economic potential of tourism and widen employment opportunities	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, the development of employment and tourism could be negatively impacted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity	n	u	u	This option would still allow the strategic SANG and heathland mitigation to be delivered. However, without the holiday park to support the strategic SANG, it is unclear when this could be achieved. This could leave the area open to a lack of mitigation in the short term. If this were the case, habitats and species could be negatively impacted. Over the long term, it would depend on what mitigation was delivered as to what level of impact would occur.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		

Further Proposed Main Modification to MM82: Chapter 7, Implementation delivery and monitoring, monitoring framework

166. The follow wording is proposed:

Policy	Targets	Monitoring
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>

Appendix 2: Screening and assessment of the Further Proposed Main Modifications on the Purbeck Local Plan

		Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report will be reported in the Annual Infrastructure Statement. SANG monitoring will be reported in the authority monitoring report.
Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	Progress reported annually in the CIL and Section 106 monitoring report will be reported in the Annual Infrastructure Statement. Use of Policy I7 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	Summary of approach to Monitoring.	n/a

SA objective	ST	MT	LT	Commentary	Mitigation required	Monitoring required
Meet as much of Purbeck's housing need as possible				The option explored has no impact on this objective.		
Promote services and facilities where need is identified				The option explored has no impact on this objective.		
Harness the economic potential of tourism and widen employment opportunities				The option explored has no impact on this objective.		
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport				The option explored has no impact on this objective.		
Reduce vulnerability to flooding and coastal change and adapt to climatic changes				The option explored has no impact on this objective.		
Protect and enhance habitats and species and local geodiversity				The option explored has no impact on this objective.		
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets				The option explored has no impact on this objective.		
Minimise all forms of pollution and consumption of natural resources				The option explored has no impact on this objective.		