

Purbeck Core Strategy Sustainability Appraisal of Main Modifications



19th June – 31st July 2012

The following table details the Main Modifications put forward by Purbeck District Council following the May 2012 examination hearings into the Core Strategy. The right hand column then gives an assessment of the implications, if any, for the Sustainability Appraisal (SA). The modifications should be read against the assessment for each policy set out in the SA of the Proposed Changes to the Pre-Submission Core Strategy (September 2011).

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM1	1.1.1	<p>Purbeck's Local Plan <u>is a District-wide plan, which</u> sets out the a long-term vision for the District and establishes strategic policies that will enable the Council and its partners to deliver that vision. The Purbeck Local Plan covers the period 2006-2027. <u>The Council and local communities will prepare subsequent local plans to cover more specific parts of the District. Therefore, the Purbeck Local Plan is part 1 of a number of local plans that will be prepared over the coming years.</u></p>	<p>This modification refers to a procedural issue, which will be subject to SA at a later stage. Therefore, there is no net effect on Purbeck's SA objectives.</p>
MM2	New section	<p><u>1.2 Purbeck Local Plan – Future Partial Review</u></p> <p><u>1.2.1 Purbeck District is exceptionally constrained. Around one-fifth of the District is internationally important for nature conservation (SAC, SPA or Ramsar); the coast is a natural World Heritage site; a large proportion of the District is designated AONB or Green Belt; and the whole district is a Nature Improvement Area. The only designation missing is National Park status. In addition, the roads are congested, particularly during the holidays, and there is no possibility of building new roads to alleviate the congestion.</u></p> <p><u>1.2.2 Achieving housing growth to meet local needs is therefore challenging. The previous Purbeck Local Plan (2004) was never statutorily adopted due to its failure to implement a strategic housing allocation at Holton Heath and Sandford bypass.</u></p> <p><u>1.2.3 The Local Plan makes provision for 2,520 dwellings for the period 2006-2027. Across the Poole and Bournemouth housing market area sufficient housing and employment is planned to meet forecasted requirements. In preparing this Local Plan, the Council was unable to provide certainty that strategic housing development over 2,520 dwellings could be successfully mitigated and not have an adverse effect upon the integrity of European protected nature conservation sites. However, a considerable affordable housing need will not be resolved. The 2012 Strategic Housing Market</u></p>	<p>This modification refers to a procedural issue, which will be subject to SA at a later stage. Therefore, there is no net effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>Assessment for the Bournemouth and Poole Housing Market Area recommends a housing target of 170 dwellings per year in Purbeck District, although it recognises that this target has yet to be tested against the Habitats Regulations. Therefore, following adoption of the Local Plan, the Council will undertake a partial review to further investigate ways of meeting housing needs. The partial review will plan for growth in the medium to longer term and will be started by the end of 2015. The partial review will need to consider the following:</u></p> <ul style="list-style-type: none"> • <u>A district housing target of 170 dwellings per year for the later part of the plan period, with associated mitigation measures, tested against the Habitats Regulations and transport constraints;</u> • <u>The contribution Purbeck makes to meeting the housing and employment needs of the South East Dorset conurbation;</u> • <u>The role of Purbeck in facilitating strategic growth at Crossways as proposed in the West Dorset, Weymouth and Portland Local Plan;</u> • <u>Additional settlement extensions to help satisfy Purbeck's housing needs;</u> • <u>A longer term strategic view to Green Belt including the potential to identify land for future growth;</u> • <u>Identifying opportunities to work with large landowners to ensure that the cumulative impact of new housing in the countryside provides opportunities to improve the sustainability of rural settlements, enhance landscape character and biodiversity and provide mitigation measures for European protected sites;</u> • <u>The enhancement of biodiversity and habitats.</u> 	
MM3	New section	<p>Add new section as follows:</p> <p><u>1.5 Duty to Cooperate</u></p> <p><u>1.5.1 The Council, through the duty to cooperate, will work with local authorities in the Dorset Local Enterprise Partnership (LEP) area on an on-going basis to agree matters of a strategic nature that may steer any future review of the Local Plan. These councils are currently producing a memorandum of understanding to facilitate the duty to cooperate.</u></p>	<p>This modification refers to a procedural issue, which will be subject to SA at a later stage. Therefore, there is no net effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>1.5.2 Poole, Bournemouth and Christchurch Councils, have in their adopted or nearly adopted Core Strategies, made sufficient provision for housing and employment growth to meet their own needs. Therefore, there is no requirement for the Council to help meet these needs in Purbeck before 2027.</u></p> <p><u>1.5.3 West Dorset District Council (WDDC) is proposing strategic growth at Crossways. The Council will work with WDDC to help deliver the associated infrastructure that is required in Purbeck District, in particular links to Moreton railway station.</u></p>	
MM4	4.3.1	<p>Amend spatial objective 2 as follows:</p> <p>'Meet <u>as much of</u> Purbeck's housing needs <u>as is possible</u>'</p> <p>Amend all references to it throughout the plan.</p>	This modification is a rewording and therefore has no net effect on Purbeck's SA objectives.
MM5	Ch. 5	<p>Add introductory paragraph 5.1 and the Government's presumption in favour of sustainable development policy to chapter 5. Update the chapter title to '<u>Principles and General Location of Development</u>'</p> <p><u>5.1 At the heart of national policy is the presumption in favour of sustainable development. To achieve sustainable development, new development should be located in the most sustainable locations.</u></p> <p><u>Policy SD: Presumption in Favour of Sustainable Development</u></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p>	This is a new policy. An SA assessment matrix is set out in Annex 1 at the end of this document. Overall, the policy has a positive effect on Purbeck's SA objectives.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <u>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> <u>• Specific policies in that Framework indicate that development should be restricted.</u> <p><u>When applying this presumption, the Council will consider all proposals carefully against their potential adverse effect upon European protected sites and, if necessary, ensure the developer provides effective mitigation.</u></p>	
MM6	5.7.2	<p>Amend paragraph as follows:</p> <p>The resulting strategy proposes settlement extensions at Upton, Swanage, Wareham, Bere Regis, Bovington and Lytchett Matravers, which will include the provision of affordable housing to meet local needs at each of these settlements. Settlement Extensions that require a change to the South East Dorset Green Belt are considered strategic and must be allocated in the Purbeck Local Plan. These are Policeman’s Lane, Upton (<u>approximately</u> 70 dwellings), Worgret Road, Wareham (<u>approximately</u> 200 dwellings) and Huntick Road, Lytchett Matravers (<u>approximately</u> 50 dwellings).</p>	<p>This modification is a clarification to reflect policies elsewhere in the plan. It will have no net effect on Purbeck’s SA objectives</p>
MM7	LD	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy LD: General Location of Development</p> <p>Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:</p> <p style="text-align: center;"><u>Towns:</u> Swanage, Upton and Wareham</p> <p style="text-align: center;"><u>Key Service Villages:</u> Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool</p>	<p>The SA already assessed the policy as having a positive effect to the promotion of stronger vibrant communities and this modification will further strengthen this assessment.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p style="text-align: center;"><u>Local Service Villages:</u> Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh</p> <p style="text-align: center;"><u>Other Villages with a Settlement Boundary</u> Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers</p> <p style="text-align: center;"><u>Other Villages without a Settlement Boundary:</u> Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret</p> <p>New development should be concentrated within the settlement boundary of the Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary. New retail development must be concentrated within town centres or local centres as shown on the Proposals Map.</p> <p>Land outside of settlement boundaries will be classed as ‘countryside’ (including Other Villages without a Settlement Boundary) where development will be permitted only in exceptional circumstances as set out in Policy CO: Countryside. For example, an exception is made for existing employment sites that do not fit within this hierarchy, yet remain a focus for new employment growth, such as Holton Heath and Dorset Green.</p> <p>Settlement boundaries in Lytchett Matravers, Upton and Wareham are amended to reflect the location of the settlement extensions proposed in these settlements. These amended boundaries are set out in Appendix 4: Changes to the Proposals Maps, Inset Maps 1, 2 and 3.</p> <p>All other settlement boundaries, town centre and local centre boundaries will be carried forward as set out in the Purbeck District Local Plan Final Edition 2004 until they are reviewed through preparation of subsequent plan(s).</p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		The Housing Strategy will explore new ways of providing housing that is affordable to local people.	
MM8	New para	<p><u>6.1.5 In view of the potential shortfall in housing supply over the plan period, it is intended that, in addition to annual monitoring, a cycle of more comprehensive monitoring and review of the Purbeck Local Plan housing provision is established with review dates of 2016 and 2021. Review processes would start in advance of the review dates to enable any new policies to be adopted in a timely manner. The Council's partial review of the Purbeck Local Plan is scheduled to commence at the latest by the end of 2015. All available evidence sources, including demographic forecasts and actual provision in the intervening years, as well as the outcome of any strategic assessment of development requirements agreed under the duty to cooperate, will be examined. If the evidence suggests that additional housing is required the review will consider the appropriate response, bearing in mind the potential adverse effect upon European protected sites.</u></p>	This modification reflects a procedural issue, which will be subject to SA at a later stage. Therefore, it will have no net effect on Purbeck's SA objectives.
MM9	6.6.3	<p>To resolve English Heritage's concerns amend as follows:</p> <p>The nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be determined following ecological <u>and heritage impact</u> assessment work, which will feed in to the Employment Land Review Part 3, subsequent plan(s), master plans and development briefs. These subsequent plans and briefs will ensure that the nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be such as to enable the Council to ascertain that there will not be an adverse effect on the integrity of any European site <u>or heritage asset</u>.</p>	This modification is a clarification to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 10	6.7.3.1 – 6.7.3.3	<p>Amend as follows:</p> <p>6.7.3.1 In Swanage, 75% of household food expenditure remains in Purbeck. In Wareham, the figure is 55% and considerably lower in some parts of the District. To address this, consideration has been given during preparation of the Core Strategy to the allocation of a new large food store on the edge of Wareham. The RIA has indicated that existing supply of floor space meets demand, with food floor space</p>	This modification is a clarification to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>trading at around benchmark levels. Future growth in available expenditure is not sufficient to result in a quantitative need for a new food store. However, choice could be improved through the provision of a large new food store at Wareham and this could reduce the necessity of trips to Poole or Dorchester to larger food stores, with associated environmental benefits. This is considered a desirable alternative rather than an essential alternative as there is no potential town centre or edge of centre site to accommodate a large food store.</p> <p>6.7.3.21 <u>Consideration was given during preparation of the Purbeck Local Plan to the allocation of a 2,000sqm food store on the edge of Wareham. However, Swanage and Wareham Town Councils, and some local businesses and public</u> are very concerned that an out-of-town site <u>at Wareham</u> would have a negative impact upon the character and setting of Wareham and Swanage town centres. The potential to adversely impact upon the economy of <u>Swanage and Wareham</u> the town centres cannot be ruled out. Purbeck District Council has resisted out of town shopping in its market towns and this is valued by the local community. Therefore in order to continue to protect the local distinctiveness of Purbeck's market towns, no allocation for a <u>strategic</u> food store will be proposed through the Core Strategy. The benefits of this approach are considered to outweigh the potential environmental gains from the reduction in car trips.</p> <p>6.7.3.32 <u>An update from the Council's retail consultants (November 2011), to reflect the latest forecast of population growth and the housing strategy, has identified a need for food floor space of around 1,250-1,300sqm for the plan period. Of this around 900-950sqm should be met in Swanage and around 50-60sqm in Wareham with the balance met in other town centres and local centres. The retail consultants' update concludes that the dispersed population growth across the District is not sufficient to require a specific food store allocation within the Purbeck Local Plan. Instead, opportunities will be explored in subsequent plan(s), including the Swanage Area Action Plan, to identify new food floor space in town centres or local centres</u> that would help strengthen existing centres and sustain communities.</p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 11	RFS	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy RFS: Retail Floor Space Supply</p> <p>Provision will be made for 4,000 sqm (net) of retail floor space over the plan period 2006-2027 as follows:</p> <ul style="list-style-type: none"> • 2,000 sqm (net) of non food retail floor space and • 2,000<u>1,300</u> sqm (net) of food floor space. 	The SA already assessed the policy as having a significant positive effect to the promotion of stronger vibrant communities and this modification will not alter this assessment.
MM 12	RFS	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy RFS: Retail Floor Space Supply</p> <p>...This new <u>food and non-food retail</u> floor space will be focussed <u>principally</u> in <u>Swanage town centre</u>. <u>The remaining floor space will be met in town centres and local</u> centres in accordance with Policy LD: General Location of Development <u>and Policy RP: Retail Provision</u>. Sites will be identified-allocated through <u>the Swanage Area Action Plan a-or the Site Allocations</u> subsequent p<u>lan(s)</u>.</p>	The SA already assessed the policy as having a significant positive effect in the promotion of stronger vibrant communities and this modification will not alter this assessment. It will have a positive effect for residents in and around Swanage having better access to shops. However it could be to the detriment of Wareham residents, who will not see significant retail growth and may continue travelling to Poole for their retail needs.
MM 13	NW	<p>Amend as follows:</p> <p style="text-align: center;">Policy NW: North West Purbeck</p> <p>In North West Purbeck, Bere Regis will provide the focus for service provision, where development will be managed through the use of a settlement boundary. Around 120</p>	The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this

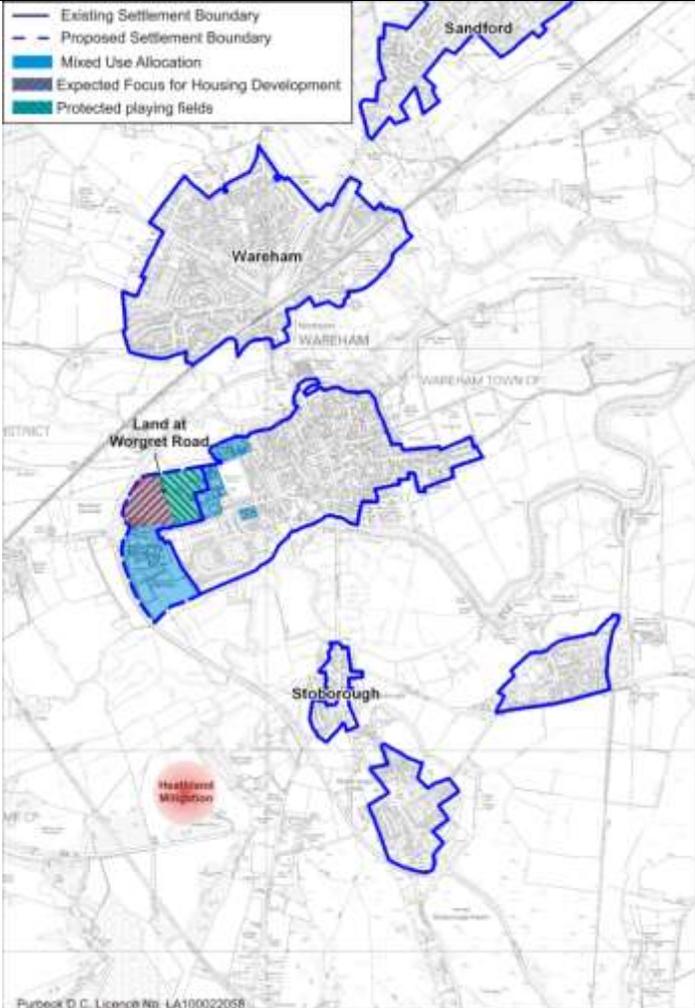
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>dwelling are required to meet housing supply needs from 2006-2027, of which <u>around</u> 40 dwelling should be affordable for local people...</p>	assessment.
MM 14	NW	<p>Amend as follows:</p> <p style="text-align: center;">Policy NW: North West Purbeck</p> <p><u>....New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to provide SANGS to provide an alternative to Black Hill. The SANGS should include an area where dogs can run freely off the lead linked to walks along the Bere stream. Other residential development will contribute to the Heathlands Plan, which will provide a range of mitigation measures including strategic SANGS between Bere Regis and Upton. Guidelines for the design of SANGS is set out in Appendix 5.</u></p> <p>Bere Regis The role of Bere Regis will be supported through the allocation in the Bere Regis Neighbourhood Plan of:</p> <ul style="list-style-type: none"> <u>A new supply of family and affordable housing within a settlement extension of approximately 50 dwellings (40% affordable). The allocation will need to provide new public open space (SANGS) to mitigate potential impacts upon nearby heathland and mitigation measures to ensure that the development including the SANGS is nitrogen neutral....</u> 	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment.
MM 15	NW	<p>Amend as follows:</p> <p style="text-align: center;">Policy NW: North West Purbeck</p> <p>Bere Regis The role of Bere Regis will be supported through the allocation in the Bere Regis</p>	This modification ensures that the housing development will be linked to corresponding employment growth. This was already assessed by the SA as

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>Neighbourhood Plan of:</p> <ul style="list-style-type: none"> ...The proposals will need to consider the opportunity to provide a larger health centre, employment site and community meeting space and the opportunity to relocate the school as part of Dorset County Council's proposals to expand Bere Regis first school into a primary school. Proposals that include the 50 dwelling allocation will be considered favourably where they have regard to the results of the 'Where shall we build in Bere Regis 2010-2026?' consultation (June 2010) and should have the support of Dorset County Council, Purbeck District Council and Bere Regis Parish Council. A new employment site at Bere Regis to provide for local job opportunities linked to the housing growth. The existing allocation at North Street will be safeguarded on the Proposals Map and reviewed through the neighbourhood plan. <p>These proposals will be considered through a subsequent plan(s).</p> <p>Ahead of formal allocation through a subsequent plan, should the opportunity arise to relocate the school as part of Dorset County Council's proposals to expand Bere Regis first school into a primary school, proposals that include the 50 dwelling allocation will be considered favourably where they have regard to the results of the 'Where shall we build in Bere Regis 2010-2026?' consultation (June 2010) and should have the support of Dorset County Council, Purbeck District Council and Bere Regis Parish Council. Proposals should also investigate the opportunity to provide a larger health centre and community meeting space.</p>	having a positive effect.
MM 16	SW	<p>Amend the policy as follows:</p> <p style="text-align: center;">Policy SW: South West Purbeck</p> <p>In South West Purbeck, the settlements of Wool, Bovington, Winfrith Newburgh and West Lulworth will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 360 new dwellings are required to meet</p>	The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this assessment.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		housing supply needs for the period 2006-2027, of which around 133 dwellings should be affordable for local people...	
MM 17	SW	<p>Amend the policy as follows:</p> <p style="text-align: center;">Policy SW: South West Purbeck</p> <p>... New residential development will be expected to contribute towards a range of mitigation measures for European protected sites implemented through the Heathlands Plan. The plan will investigate opportunities to provide access by car and foot to Combe Wood, North Wood and surrounding fields as a potential strategic SANGS. Guidelines on the design of SANGS are set out in Appendix 5.</p>	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment
MM 18	7.2.9	<p>To resolve Natural England’s concerns, amend text as follows:</p> <p>Addressing impacts on European protected habitats and wildlife...</p> <p>Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include: (i) management of visitor access to heathland and coastal sites; and (ii) avoiding adverse effects to water quality in Poole Harbour.</p>	This modification is a clarification to reflect policies elsewhere in the plan. It will have no net effect on Purbeck’s SA objectives.
MM 19	CEN	<p>Amend the policy as follows:</p> <p style="text-align: center;">Policy CEN: Central Purbeck</p> <p>In Central Purbeck, the settlements of Wareham, Sandford and Stoborough will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 475 dwellings are required to meet housing supply needs for the period 2006-2027, of which around 170 dwellings should be affordable for local people...</p> <p>Wareham The role of Wareham will be supported through:</p>	The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this assessment.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<ul style="list-style-type: none"> Realignment of the settlement boundary to enable the allocation of a mixed-use settlement extension along Worgret Road as shown on Map 11 that will include: <ul style="list-style-type: none"> - <u>Approximately</u> 200 dwellings of which a minimum of 50% dwellings are 'affordable' for local people... 	
MM 20	CEN	<p style="text-align: center;">Policy CEN: Central Purbeck</p> <p>...<u>New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to implement strategic SANGS at Holme Lane, Stoborough, with support provided from contributions from other development. The SANGS should include an area where dogs can run freely off the lead and include circular walks. Guidelines on the design of SANGS are set out in Appendix 5.</u></p>	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment
MM 21	CEN	<p style="text-align: center;">Policy CEN: Central Purbeck</p> <p>...Wareham The role of Wareham will be supported through...</p> <ul style="list-style-type: none"> - <u>Mitigation measures that will ensure the development including the SANGS are nitrogen neutral...</u> 	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment
MM 22	CEN	<p style="text-align: center;">Policy CEN: Central Purbeck</p> <p>...Wareham</p>	This modification provides additional clarity regarding the reuse of the playing fields that was already within the supporting text. The SA

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>The role of Wareham will be supported through...</p> <ul style="list-style-type: none"> - <u>The Wareham Middle School playing fields will be safeguarded for recreation needs, unless equivalent or better replacement facilities in terms of quantity and quality are provided in a suitable location. In the event that suitable replacement facilities are provided, the playing fields should be re-used for housing or public buildings....</u> 	<p>already assessed the policy as having a positive effect in the promotion of vibrant communities, accessibility of basic services and improving health and this modification will not alter this assessment</p>
MM 23	CEN	<p style="text-align: center;">Policy CEN: Central Purbeck</p> <p>...Wareham</p> <p>The role of Wareham will be supported through...</p> <ul style="list-style-type: none"> - <u>Minimising impacts of recreation on Wareham Common SSSI.</u> 	<p>The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment</p>
MM 24	Map 11	<p>Amend Map 11 to show the likely focus of housing development within a wider mixed use allocation, identify protected playing fields and, to resolve Natural England's concerns, delete heathland mitigation at Nutcrack Lane.</p>	<p>This modification reflects policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>

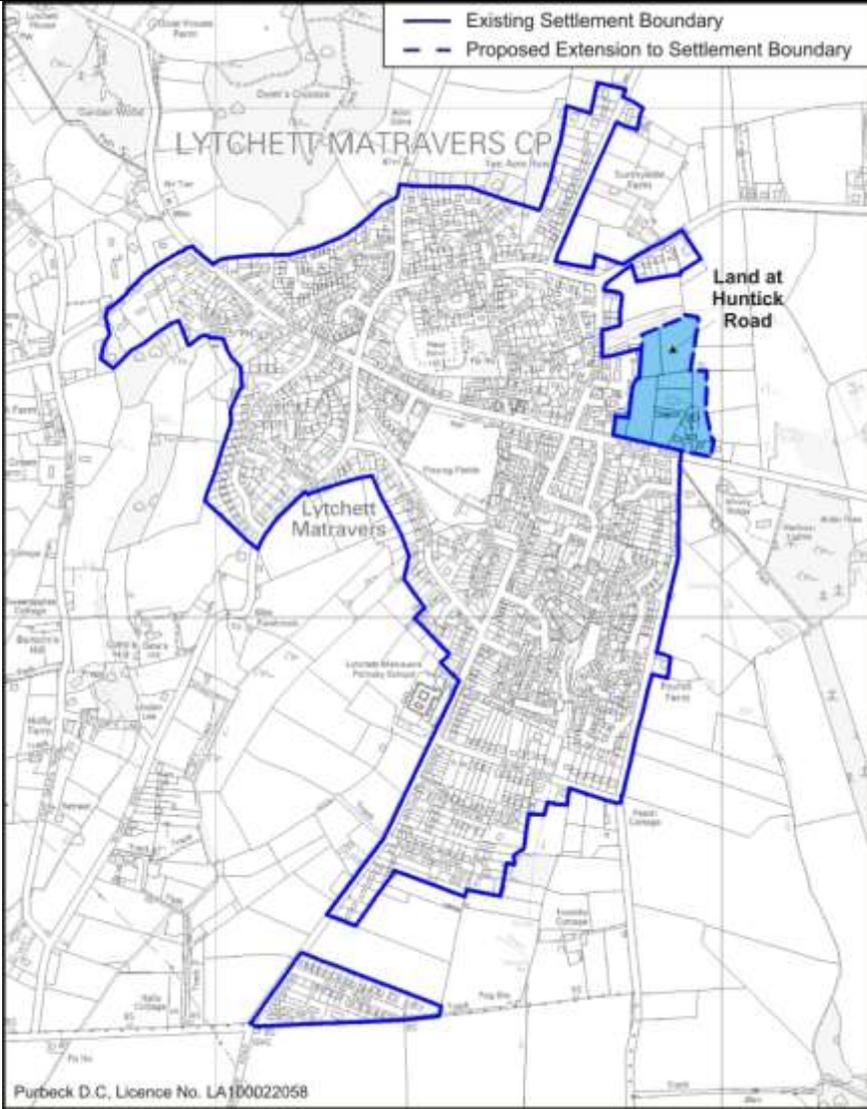
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
			
MM 25	7.3.10	<p>To resolve Natural England’s concerns, add to ‘Housing’:</p> <p><u>The developer of the housing allocation will need to ensure that the recreational impact upon Wareham Common is managed to ensure no adverse effects upon the SSSI.</u></p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck’s SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 26	7.3.10 - addressing impacts on European protected habitats and wildlife	<p>To resolve Natural England’s concerns, amend text as follows:</p> <p>Addressing impacts on European protected habitats and wildlife...</p> <p>Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include: (i) management of visitor access to heathland and coastal sites; (ii) minimising the recreational impacts upon Poole Harbour through a review of the Poole Harbour Aquatic Management Plan; <u>and (iii) avoiding adverse effects to water quality in Poole Harbour....</u></p> <p><u>Early indications are that the change of use of agricultural land to provide the settlement extension and the accompanying SANGS will offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.</u></p>	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck’s SA objectives.
MM 27	NE	<p>Amend as follows:</p> <p style="text-align: center;">Policy NE: North East Purbeck</p> <p>In North East Purbeck, the settlements of Upton and Lytchett Matravers will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 605 dwellings are required in order to meet the housing supply needs for the period 2006-2027, of which <u>around</u> 160 dwellings should be affordable for local people.</p>	The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this assessment.
MM 28	NE	<p>Amend as follows:</p> <p style="text-align: center;">Policy NE: North East Purbeck</p> <p><u>...New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation at Policeman’s Lane will be expected to provide SANGS to the south of French’s Farm that will help deflect people away from the</u></p>	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>fringes of Poole Harbour. The SANGS should include an area where dogs can run freely off the lead and include circular walks. Other residential development will contribute to the Heathlands Plan which will provide a range of mitigation measures including strategic SANGS between Bere Regis and Upton. Guidelines for the design of SANGS are set out in Appendix 5.</p>	
MM 29	NE	<p>Amend as follows:</p> <p style="text-align: center;">Policy NE: North East Purbeck</p> <p>...Upton The role of Upton will be supported through...</p> <ul style="list-style-type: none"> - Mitigation measures that will ensure the development including the SANGS are nitrogen neutral. 	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment
MM 30	NE	<p>Amend as follows:</p> <p style="text-align: center;">Policy NE: North East Purbeck</p> <p>...Lytchett Matravers The role of Lytchett Matravers will be supported through...</p> <ul style="list-style-type: none"> - Mitigation measures that will ensure the development including the SANGS are nitrogen neutral. 	The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment
MM 31	NE	<p>Amend as follows:</p> <p style="text-align: center;">Policy NE: North East Purbeck</p> <p>...If suitable mitigation measures cannot be agreed between the Council and the landowner, the partial review of the Purbeck Local Plan or a neighbourhood plan will review the</p>	This modification is a procedural matter to review a housing allocation and replace it if necessary. Any future re-allocation will be subject to SA and so

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>allocation and if necessary allocate an alternative site in the village, requiring a further review of the Green Belt boundary around Lytchett Matravers.</u></p>	<p>therefore this plan has a neutral effect.</p>
MM 32	7.4.8	<p>Addressing impacts on European protected habitats and wildlife...</p> <p>Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include: (i) management of visitor access to heathland and coastal sites; (ii) minimising the recreational impacts upon Poole Harbour through a review of the Poole Harbour Aquatic Management Plan; <u>and (iii) avoiding adverse effects to water quality in Poole Harbour.</u> Specific mitigation delivered alongside strategic settlement extensions at Upton and Lytchett Matravers is set out below:</p> <p>Upton: To mitigate the impact of new housing, the settlement extension at Policeman's Lane, is required to provide a package of measures:</p> <p>(a) Provision of suitable alternative natural green space (SANGS) to the south of the housing site between Slough Lane and Watery Lane will provide an alternative location for local residents to walk and exercise dogs, without needing to drive to nearby Upton Heath or Wareham Forest protected sites.</p> <p>(b) Public footpaths allow access to the shore of Poole Harbour SPA/Ramsar site. To mitigate potential disturbance to birds, the landowner will need to work with the RSPB to provide planting/screening and information boards. The landowner of the housing allocation at Policeman's lane has a large land holding around Upton and has put forward proposals that will meet both of these mitigation requirements. <u>The developer has put forward proposals for a SANGS to the south of the settlement extension site. Natural England has given its support to the SANGS in principle, provided it accords with the SANGS guidance in Appendix 5.</u></p> <p><u>The change of use of agricultural land to provide the settlement extension and the accompanying SANGs can help offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.</u></p> <p>Lytchett Matravers: To mitigate the impact of the settlement extension at Huntick Road,</p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>focus should be given to the creation of an attractive circular walk of around 2.5km, with provision for dogs to run safely off the lead. This would involve linking up to the existing footpath network. A dog walking and exercising area could also be considered within the wider landholding. A SANGS will need to be provided in accordance with Appendix 5. The landowner has a wider landholding within which a SANGS can be provided...</p> <p><u>...Early indications are that the change of use of agricultural land to provide the settlement extension and the accompanying SANGS will offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.</u></p>	
MM 33	Map 14	Delete the mapped symbol marked 'heathland mitigation'.	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
			

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 34	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p>In South East Purbeck, the settlements of Swanage, Corfe Castle and Langton Matravers will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 960 dwellings are required to meet housing supply needs from 2006-2027, of which <u>around</u> 260 dwellings should be affordable for local people.</p>	<p>The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this assessment.</p>
MM 35	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p><u>...New residential development will be expected to contribute towards a range of mitigation measures for European protected sites implemented through the Heathlands Plan. The Swanage Local Plan will explore opportunities to provide strategic SANGS alongside the settlement extension(s). The SANGS should include an area where dogs can run freely off the lead and include circular walks. Guidelines for the design of SANGS are set out in Appendix 5.</u></p>	<p>The SA already assessed the policy as having a neutral effect in the protection and enhancement of habitats and species and this modification will not alter this assessment.</p>
MM 36	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p>...Swanage The role of Swanage will be supported through:</p> <ul style="list-style-type: none"> • Provision in the Swanage Local Plan for <u>the majority of the new</u> retail floor space <u>as set out in Policy RFS: Retail Floor Space Supply,</u> within or as an extension to Swanage town centre. The enhancement of the area around the railway station and the re-development of the Pierhead cafe have been identified to be of key importance. There will be a priority for commercial uses supporting retail and employment opportunities in these areas; 	<p>The SA had already given the policy a positive assessment for accessibility to basic facilities and reducing the need to travel, which will be strengthened further by this modification.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 37	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p>...Swanage The role of Swanage will be supported through...</p> <ul style="list-style-type: none"> • The allocation in the Swanage Local Plan of a settlement extension(s) of <u>approximately 200 dwellings</u> 	<p>The SA already assessed the policy as having a positive effect in the provision of housing. This modification provides additional flexibility which will not affect this assessment.</p>
MM 38	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p>...Swanage The role of Swanage will be supported through...</p> <ul style="list-style-type: none"> • <u>The settlement extension(s) should look for opportunities to enhance the visual appearance of the transition between the urban area and open countryside to the benefit of the AONB. The choice of settlement extension(s) will be judged upon the ability of any potential sites to provide mitigation of European protected sites and have least harm on the AONB;</u> 	<p>This modification guides the Swanage Local Plan in selecting housing sites for allocation. As the specific sites will be assessed through an SA for the Swanage Local Plan, this modification will have a neutral effect in this plan.</p>
MM 39	SE	<p>Amend as follows:</p> <p style="text-align: center;">Policy SE: South East Purbeck</p> <p>...Swanage The role of Swanage will be supported through...</p> <ul style="list-style-type: none"> • <u>Focus on the provision of family housing to redress the balance from flat development that was prevalent in the early part of the plan period;</u> 	<p>This modification guides the Swanage Local Plan. As policies will be assessed through an SA for the Swanage Local Plan, this modification will have a neutral effect in this plan.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 40	SE	<p>Amend as follows:</p> <div style="background-color: #008080; color: white; text-align: center; padding: 5px;">Policy SE: South East Purbeck</div> <p>...Swanage The role of Swanage will be supported through...</p> <ul style="list-style-type: none"> • <u>Further consideration through the Swanage Local Plan to mitigate future flood risk and coastal erosion issues;</u> 	This modification guides the Swanage Local Plan. As policies will be assessed through an SA for the Swanage Local Plan, this modification will have a neutral effect in this plan.
MM 41	7.5.8 - addressing impacts on European protected habitats and wildlife	<p>Addressing impacts on European protected habitats and wildlife...</p> <p>Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include: (i) management of visitor access to heathland and coastal sites; (ii) minimising the recreational impacts upon Poole Harbour through a review of the Poole Harbour Aquatic Management Plan; <u>and (iii) avoiding adverse effects to water quality in Poole Harbour.</u></p>	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 42	8.2.2	Furthermore, some small scale development of employment and tourism businesses, affordable housing and gypsy and traveller sites to that <u>meets local needs and supports sustainable rural communities</u> will also be considered in the countryside, where it is well located and provides a benefit to the local community and / or district.	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 43	8.2.3 new section	<p>Insert new paragraph:</p> <p><u>8.2.3 The Council recognises that increased numbers of dwellings in the countryside could have a cumulative impact upon European protected sites and landscape character. Therefore, estate owners wishing to develop a range of opportunities for housing within their wider land holding will be expected to make a positive contribution to landscape character</u></p>	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>and biodiversity and provide mitigation measures to ensure that there is no adverse effect to European protected sites. Estate owners may consider preparing a management plan, agreed with the Council, to bring forward development and associated mitigation projects in a phased manner over the short, medium and longer term.</p>	
MM 44	8.2.4	<p>Re-use of existing buildings, such as traditional agricultural buildings, helps to conserve the District's cultural heritage. In Purbeck, the Council may support employment and tourism accommodation. The NPPF also supports the reuse of rural buildings for housing where it would lead to an enhancement of the immediate setting. National policy suggests employment reuse as the first preference. In Purbeck, a shortage of both tourism accommodation and affordable housing exists. Therefore, rather than letting rural buildings decay, proposals for tourism and affordable housing will also be considered, It may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use.</p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>
MM 45	CO	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy CO: Countryside</p> <p>Development in the countryside should aim to improve the sustainability of rural settlements, make a positive contribution to landscape character and enhance biodiversity....</p>	<p>The SA already assessed the policy as having a significant positive effect on the protection and enhancement of landscape and townscape and the protection and enhancement of habitats and species. This modification will further strengthen this.</p>
MM 46	CO	<p>Amend as follows:</p> <p style="text-align: center;">Policy CO: Countryside</p> <p>...Reuse of Rural Buildings</p> <p>The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for</p>	<p>This modification will have a positive effect by providing housing in rural areas. The SA had previously assessed the policy as having a neutral effect.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would lead to an enhancement of the immediate setting.</p>	
MM 47	CO	<p>Amend as follows:</p> <p style="text-align: center;">Policy CO: Countryside</p> <p>...Management and Enhancement of the Countryside Estate owners wishing to develop opportunities such as housing, employment, tourism, renewable energy, community facilities and farm diversification schemes within their estate will be expected to work with the Council to identify opportunities within their wider land holding to make a positive contribution to landscape character and biodiversity and provide mitigation measures for European protected sites.</p>	<p>The SA already assessed the policy as having a significant positive effect on the protection and enhancement of landscape and townscape and the protection and enhancement of habitats and species. This modification will further strengthen this.</p>
MM 48	8.5.7	<p>Add new paragraph as follows:</p> <p>8.5.7 The NPPF suggests that Councils consider allowing the provision of a small amount of market housing outside settlement boundaries to enable the provision of significant additional affordable housing to meet local needs in rural areas. This proposal will be reviewed through the preparation of a Housing Strategy.</p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>
MM 49	RES	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy RES: Rural Exception Sites</p> <p>In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the open countryside in and around settlements where residential development is not normally permitted, provided that...</p> <ul style="list-style-type: none"> • The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: General Location of Developmentscheme is small in scale, of character appropriate to the location and of a high quality design... 	<p>This modification provides clarity by rewording the policy. Therefore, there is no change to the SA.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 50	RES	<p>Amend as follows:</p> <p style="text-align: center;">Policy RES: Rural Exception Sites</p> <p><u>...On rural exception sites, a small amount of market housing may be permitted provided it enables the provision of significant additional affordable housing to meet local needs. Further detail will be set out in the Council's Housing Strategy.</u></p>	<p>The SA already assessed the policy as having a significant positive effect in the provision of housing and this modification will further strengthen this.</p>
MM 51	GT	<p>Amend as follows:</p> <p style="text-align: center;">Policy GT: Gypsies, Travellers and Travelling Show People</p> <p>The required provision of transit and permanent pitches will be addressed through the Dorset Gypsy and Traveller Site Allocations Plan.</p> <p><u>Planning applications for Gypsy and Traveller sites will be determined in accordance with national Planning Policy for Traveller Sites.</u></p> <p>Until superseded by the Joint Dorset Gypsy and Traveller DPD, the following considerations will be taken into account in the determination of locations for any planning applications for Gypsy and Traveller sites:</p> <ul style="list-style-type: none"> • Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However, if evidence can be submitted to demonstrate the site is the only realistic option, the Council will give consideration to supporting the proposal; • Sites provide for adequate on site facilities for parking, storage, play and residential amenity; • The site allows for adequate levels of privacy and residential amenity for the occupiers; • The site allows for adequate levels of privacy and would not unacceptably harm the 	<p>This modification replaces a criteria based policy with similar criteria set out in national guidance. It therefore has a neutral effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>residential amenity of adjacent occupiers or the operation of adjacent uses; and</p> <ul style="list-style-type: none"> • The site would not result in an unacceptable impact on the natural environment or landscape. • In the case of Travelling Show People, the site can accommodate the turning requirements and adequate storage needs of equipment. • The site would not result in a detrimental impact upon the historic environment. 	
MM 52	BIO	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy BIO: Biodiversity & Geodiversity</p> <p>Purbeck’s biodiversity and geodiversity will be protected, managed and enhanced through:</p> <ul style="list-style-type: none"> • The promotion of Strategic Nature Areas as identified on the Nature Map (Map 3); • Efforts to enhance, link and create habitats to enable adaptation to climate change; • Projects associated with the Purbeck Nature Improvement Area and the achievement of ‘Wild Purbeck’; • Resisting development that could adversely affect Sites of Nature Conservation Interest (SNCI) Local Nature Reserves (LNR), Ancient Woodland, the UK Biodiversity Action Plan habitat, wetland interests (for example, watercourses, ponds, reedbeds), and other habitats of principal importance for biodiversity; • Encouraging development proposals to incorporate biodiversity –having regard to District design guidance; • Maintaining regionally important geological and geomorphological sites (RIGS) for their scientific and educational value; and • Allowing natural processes to continue along the coast in order to protect any wildlife and geological features maintained by active erosion, as reflected in the Shoreline Management Plan policy. <p>New Development</p> <p>New development will:</p>	The SA already assessed the policy as having a significant positive effect in the protection of habitats and species and this modification will further strengthen this.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<ul style="list-style-type: none"> • <u>Need to ensure that there are no adverse effects upon the integrity of European protected sites (SPA, SAC, Ramsar, possible SAC, potential SPA).</u> • <u>Within the vicinity of potential SPA at Rempstone, Hethfelton, Wareham Forest and Moreton, undertake a risk based approach to ensure that there isn't an adverse effect upon Annex 1 birds species and their habitats.</u> • <u>Need to ensure that there are no adverse indirect impacts upon SSSI, for example disturbance from increased public access.</u> • <u>Need to effectively mitigate any significant adverse impacts upon Sites of Nature Conservation Interest (SNCI), National Nature Reserves (NNR), Local Nature Reserves (LNR), Ancient Woodland, aged or veteran trees, UK Biodiversity Action Plan habitat, wetland interests (for example, watercourses, ponds, reedbeds), and other habitats of principal importance for biodiversity.</u> <p><u>In considering the acceptability of proposals, the Council will assess their direct, indirect and cumulative impacts relative to the significance of the nature conservation value, and balance them against other sustainable development objectives.</u></p>	
MM 53	DH	<p>Amend as follows:</p> <p style="text-align: center;">Policy DH: Dorset Heaths International Designations</p> <p>... The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:</p> <ul style="list-style-type: none"> • Residential (C3) development that would involve a net increase in dwellings; • Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation; • Sites providing accommodation for Gypsy and Traveller and Travelling Show People (permanent and transit); and • Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland... 	<p>The modification has been made to provide greater flexibility for the forthcoming Gypsy and Traveller Plan. Each Gypsy and Traveller site planning application will be judged upon its merits and the potential to provide suitable mitigation for European protected sites. It will have a neutral effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 54	DH	<p>Amend as follows:</p> <p style="text-align: center;">Policy DH: Dorset Heaths International Designations</p> <p>...Between 400 metres and 5km of a heathland, new residential development <u>and tourist accommodation</u> will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place</p>	<p>By providing mitigation, for tourist accommodation can be granted planning permission. The SA already assessed the policy as having a positive effect to tourism and this modification will not alter this assessment.</p>
MM 55	8.8.7.5	<p>To resolve NE's concerns, amend as follows:</p> <p>A joint approach <u>to ensure that new development is nitrogen neutral is underway</u> (including an options appraisal and timetable of actions). <u>It will</u> covering the relevant local authority areas <u>and will be essential to</u> ensure that mitigation measures are coordinated and consistent, and to secure their delivery. <u>The Council is working with West Dorset District Council, Borough of Poole, Environment Agency, Wessex Water and Natural England to develop a strategic mitigation/avoidance approach for Poole Harbour SPA and Ramsar in respect of nutrient (nitrogen) enrichment. This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment. This should be worked out in the context of the Nutrient Management Plan for the Harbour, currently being developed by Natural England, the Environment Agency and Wessex Water.</u></p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>
MM 56	8.8.7.7	<p>To resolve NE's concerns, amend as follows:</p> <p><u>The three strategic settlement extensions at Wareham, Upton and Lytchett Matravers are located within the catchment of Poole Harbour. The change of use of these agricultural sites to housing and suitable alternative natural green space will remove the use of nitrate fertilisers. This is considered capable of offsetting the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. The mitigation measures for these three sites may also provide a degree of mitigation for other planned housing</u></p>	<p>This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>development within the catchment in Purbeck but this will require a further investigation. The Council will continue to work with partners to investigate this and other means of providing strategic mitigation and will ensure a clear process for the funding and implementation of these agreed measures, if necessary involving contributions from development should be laid-out.</u> Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, should will trigger a review of the phasing and / or distribution and / or scale of housing provision. <u>The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty.</u></p>	
MM 57	PH	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy PH: Poole Harbour</p> <p>Water Quality New development will <u>may</u> be required to incorporate measures to secure effective avoidance and mitigation of the potential adverse effects of nutrient loading on the ecological integrity of the Poole Harbour internationally designated sites.</p>	This modification adds flexibility to policy, but will not alter the previous SA assessment.
MM 58	RP	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy RP: Retail Provision</p> <p><u>Boundaries of town centres and local centres will be reviewed through the Site Allocations Plan and the Swanage Local Plan. In the interim, the boundaries used in the Purbeck Local Plan Final Edition (2004) will be carried forward on the proposals map.</u></p> <p>New Retail Provision Any proposal for new retail provision should be commensurate with the position of the relevant <u>town centre and local</u> centre within the hierarchy set out in Policy LD: General Location of Development.</p>	The SA already assessed the policy as having a significant positive effect to the promotion of stronger vibrant communities and this modification will not alter this assessment. The modification clarifies that boundaries will be reviewed at a later stage and they will be subject to SA at this point.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>Within town centres and local centres the Primary Shopping Areas in Swanage and Wareham, changes of use to any ground floor use within Class A of the Use Classes Order may be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the town-centre as a whole. Boundaries of centres and primary shopping areas will be reviewed through subsequent plan(s). In the interim, the boundaries used in the Purbeck Local Plan Final Edition (2004) will be carried forward.</p> <p>Development outside the defined-town centres and local centres of Swanage and Wareham and the Local District Centre of Upton that adversely affect their vitality or viability will not be permitted...</p> <p>Safeguarding Retail Provision Development leading to loss of uses within Class A of the Use Classes Order in town centres and local centres will only be permitted if:</p> <ul style="list-style-type: none"> • The facility has been sufficiently and realistically marketed over a 9 month period; • That the current use is demonstrably no longer viable; and • The change of use would not harm vitality and, viability and functionality of the settlementtown centre or local centre. 	
MM 59	RP	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy RP: Retail Provision</p> <p>... Planning applications for retail, office or leisure development over 1,000sqm that are outside of town centre boundaries will need to submit a retail impact assessment prepared in accordance with national guidance...</p>	The SA already assessed the policy as having a significant positive effect to the promotion of stronger vibrant communities and this modification will further strengthen this assessment.
MM 60	CF	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy CF: Community Facilities and Services</p>	The SA already assessed the policy as having a positive effect to the protection and enhancement of landscape

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>New Facilities and Services New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria:</p> <ul style="list-style-type: none"> • The use cannot reasonably be met within the settlement; and • The facility meets an identified local need; and • It is located close to a settlement in an accessible location by sustainable means of travel; and • Its impact on landscape, environment and local character is minimised.... 	<p>and townscape and this modification will not alter this assessment.</p>
MM 61	CF	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy CF: Community Facilities and Services</p> <p><u>...Replacement Facilities and Services</u> <u>Development (including change of use) that would replace an existing community facility/service with a new community facility or service will only be permitted if:</u></p> <ul style="list-style-type: none"> • <u>It replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and</u> • <u>It would provide an alternative community facility(ies) or service(s) for which there is a proven local need, e.g. as identified in a community, parish or town plan.</u> <p><u>Where the existing site is unsuitable for the current use and requires relocation, the new site must meet the criteria listed above for new facilities and services.</u></p> <p>Safeguarding Existing Facilities and Services Development (including change of use) that would result in the loss of existing community facilities/services will- only be permitted- if:</p> <p>In the first instance it would provide another facility(ies) or service(s) for which there is a proven local need, e.g. as identified in a Parish or Town Plan, and it replaces a facility(ies) or service(s) that has been proven to be no longer needed;</p> <ul style="list-style-type: none"> • In the second instance it can be demonstrated that the premises or location are unsuitable and replacement facilities are proposed that are readily accessible to the 	<p>This modification provides clarity by rewording the policy. Therefore, there is no change to the SA.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p>catchment population; In the third instance it can be demonstrated <u>that there is no longer a need for the community facility/service</u> through <u>a</u> sufficient and realistic marketing <u>of the current use</u> over a period of at least 9 months that the current use is unviable.</p>	
MM 62	GI	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy GI: Green Infrastructure, Recreation and Sports Facilities</p> <p>...Settlement extensions and major employment sites will be expected to contribute towards the delivery of significant areas of new green infrastructure and the management of a connected, coherent and functional network of new and enhanced green spaces, and corridors <u>and public rights of way</u> in accordance with the Green Infrastructure Strategy standards.</p>	The SA already assessed the policy as having a significant positive effect in encouraging cycling and walking and this modification will further strengthen this assessment.
MM 63	D	<p>Merge Policy SD and Policy D into a single policy called Policy D: Design:</p> <p>8.15 Sustainable Design General Design Principles...</p> <p style="text-align: center;">Spatial Objective 6: Ensure high quality, sustainable design</p> <p style="text-align: center;">Policy D: Design</p> <p>The Council will expect proposals for development and other works to:</p> <ul style="list-style-type: none"> • Positively integrate with their surroundings. • Reflect the diverse but localised traditions of building material usage found across the District; • Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts that may cause significant and measurable harm to adjacent properties; • Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds; • Reflect the good practice advice contained in District design guidance including townscape character assessments for Swanage, Wareham, Upton, Bere Regis, 	<p>The first part of this modification provides clarity by rewording the policy. Therefore, there is no change to the SA.</p> <p>The SA already assessed the policy as having a positive effect with regard to light pollution and this modification will further strengthen this assessment.</p>

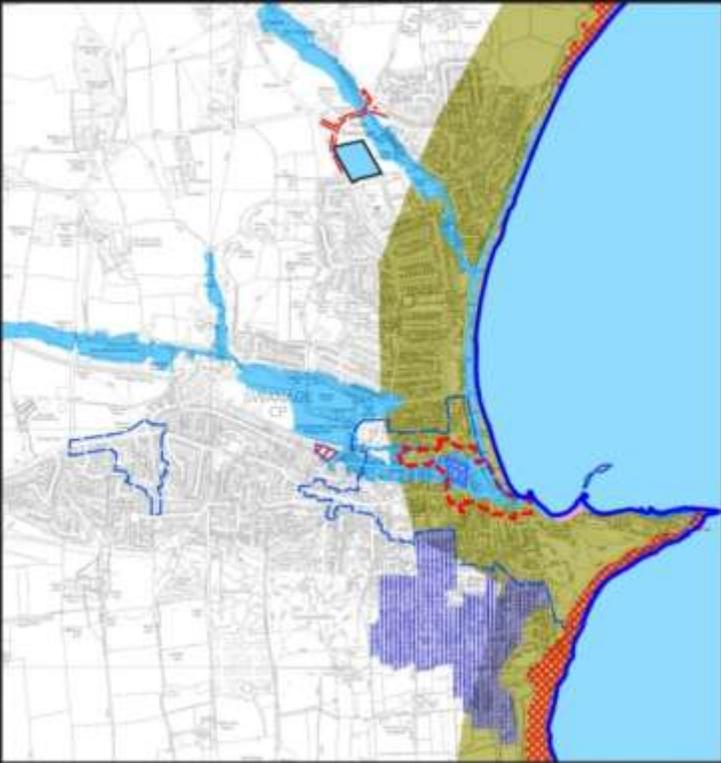
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p style="color: red;">Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool.</p> <p style="color: red;">8.15.2 Sustainable Design...</p> <p style="background-color: yellow; text-align: center;">Spatial Objective 6: Ensure high quality, sustainable design</p> <p style="background-color: teal; color: white; text-align: center;">Policy SD: Sustainable Design</p> <p>The Council will expect proposals for all development and other works to...</p> <ul style="list-style-type: none"> • <u>Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity</u> that may cause significant and measurable harm to adjacent properties... 	
MM 64	D	<p>Amend as follows:</p> <p style="background-color: teal; color: white; text-align: center;">Policy D: Design</p> <p>The Council will expect proposals for all development and other works to...</p> <ul style="list-style-type: none"> • Reflect the good practice advice, <u>including appropriate densities</u>, contained in District design guidance including townscape character assessments for Swanage, Wareham (and North Wareham), Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool... 	The SA already assessed the policy as having a significant positive effect to the protection and enhancement of landscape and townscape and the additional clarification provided by the modification will not alter this assessment.
MM 65	D	<p>Amend as follows:</p> <p style="background-color: teal; color: white; text-align: center;">Policy D: Design</p> <p>The Council will expect proposals for all development and other works to...</p> <ul style="list-style-type: none"> • <u>Reflect good practice guidance contained in the Dorset and New Forest Contaminated</u> 	The SA already assessed the policy as having a positive effect with regard to land pollution and this modification will further strengthen this assessment.

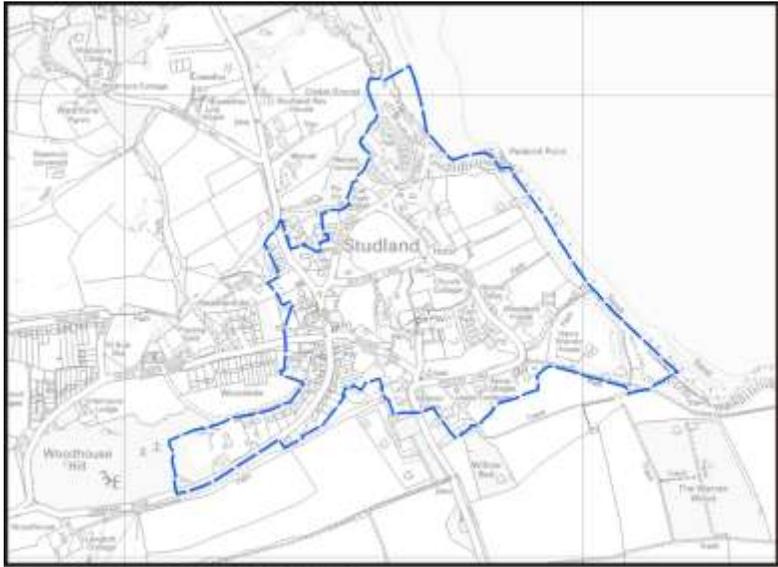
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		Land Consortium of Local Authorities' planning advice note 'Development on Land Affected by Contamination';	
MM 66	D	<p>Amend as follows:</p> <p style="text-align: center;">Policy D: Design</p> <p>...Where applicable...</p> <ul style="list-style-type: none"> • Development of more than 10 dwellings (net) or 1,000m² (net) of non-residential floor space should, having achieved a Part L of the Building Regulations pass, further reduce its regulated greenhouse gas emissions (as predicted by SAP/SBEM) either by 10% via the use of on-site renewable energy generation, or by 20% overall. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). These requirements will be reviewed as further information becomes available about the changes to Part L of the Building Regulations. 	The SA already assessed the policy as having a positive effect with regard to minimising greenhouse gases and this modification will further strengthen this assessment.
MM 67	D	<p>Amend as follows:</p> <p style="text-align: center;">Policy D: Design</p> <p>...Where applicable...</p> <ul style="list-style-type: none"> • Achieve a BREEAM 'Very Good' rating or higher for new build industrial and commercial non-domestic development up to 1,000m² (net) floor space, and as a minimum a BREEAM 'Excellent' rating for larger developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). 	This modification provides clarity and includes procedural matters. It will not effect the previous SA assessment.
MM	D	Amend as follows:	The SA already assessed the

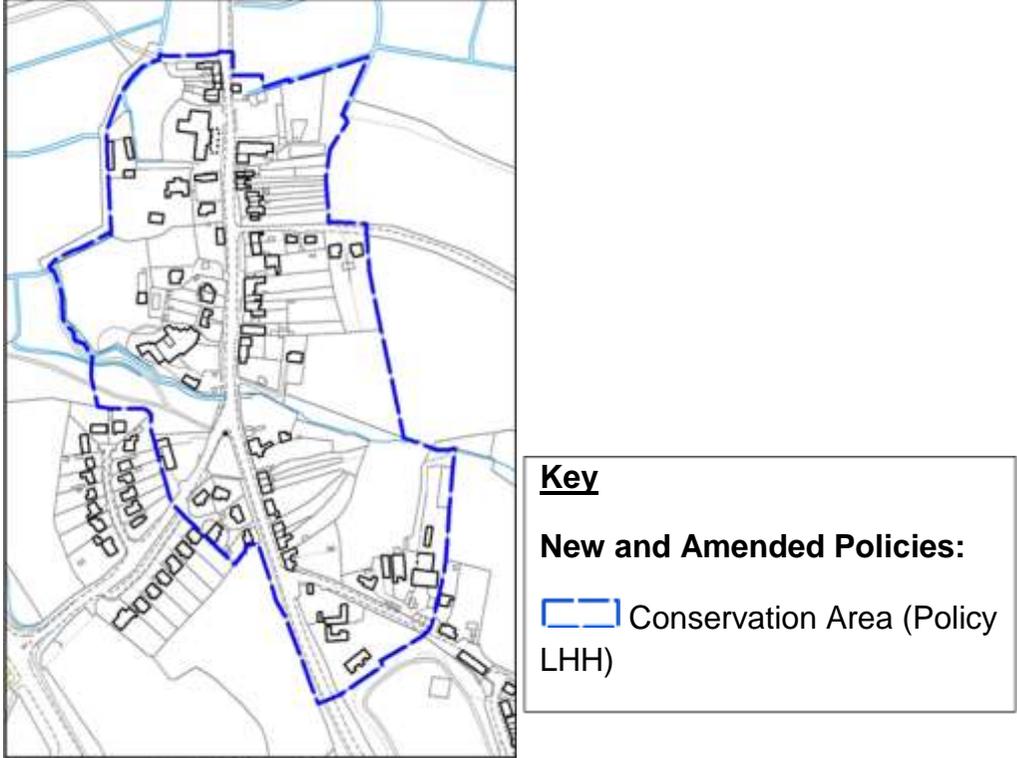
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
68		<p style="text-align: center;">Policy D: Design</p> <p><u>...The Council supports energy efficiency improvements to existing buildings provided improvements are in accordance with national guidance and other policies in this plan.</u></p> <p style="text-align: center;">Policy SD- Sustainable Design</p> <ul style="list-style-type: none"> • The Council will expect proposals for development and other works to Demonstrate compliance with Lifetime Homes standards insofar as allowed by townscape character; • Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow; • Demonstrate that at least 10% of the total energy use requirements in new development of more than 10 dwellings or 1,000m² (net) of non-residential floor space comes from decentralised and renewable or low carbon sources. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council). • Demonstrate that every effort has been or will be made to achieve a significant carbon reduction in all new built development, at least matching the national targets set out in 'Building a Greener Future' and by the Building Regulations; • Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings; • Achieve a BREEAM 'Very Good' rating or higher for new build industrial and commercial development up to 1,000m² (net) floor space, and as a minimum an 'Excellent' rating for larger developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council). 	policy as having a positive effect with regard to minimising greenhouse gases and this modification will further strengthen this assessment.
MM	REN	To resolve English Heritage's concerns, add an extra bullet:	The SA already assessed the

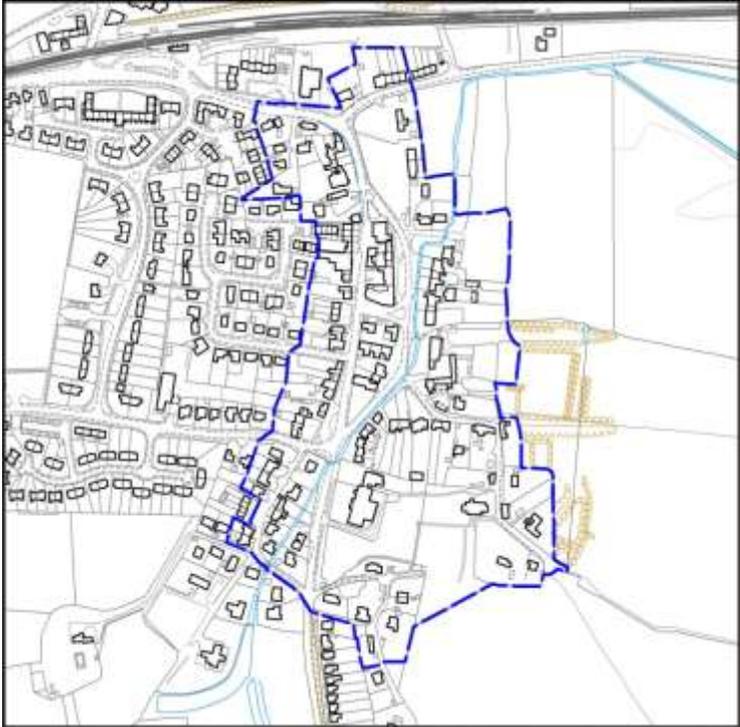
Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
69		<p>Proposals for renewable energy apparatus will only be permitted where:...</p> <ul style="list-style-type: none"> • It avoids causing harm to the significance and setting of heritage assets 	<p>policy as having a positive effect with regard to protection and enhancement of historical assets and this modification will not alter this assessment.</p>
MM 70	LHH	<p>In response to Natural England's concerns amend as follows:</p> <p style="text-align: center;">Policy LHH: Landscape, Historic Environment and Heritage</p> <p>Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority. In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the asset affected, and balance them against other sustainable development objectives...</p>	<p>The modification provides additional clarity that does not change the previous SA assessment.</p>
MM 71	LHH	<p>Amend as follows:</p> <p style="text-align: center;">Policy LHH: Landscape, Historic Environment and Heritage</p> <p>...Proposals that would result in an unacceptable impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation will not be permitted.</p>	<p>This modification provides a positive effect with regard to minimising light pollution. The previous SA had assessed the policy as not applicable to minimising light pollution.</p>
MM 72	IAT	<p>Amend policy as follows:</p> <p style="text-align: center;">Policy IAT: Improving Accessibility & Transport</p> <p>Improving accessibility within Purbeck will be achieved through better provision of local services and facilities that reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria...</p>	<p>The SA already assessed the policy as having a significant positive effect to reducing the need to travel by car and the additional clarification provided by the modification will not alter this assessment</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<ul style="list-style-type: none"> <li data-bbox="315 248 1626 320">• The development should provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy. 	
MM 73	Appendix 3	Replace the entire monitoring section as per Annex 1	This modification provides further information to reflect policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 74	Inset map 1	Delete the mapped symbol marked 'potential heathland mitigation' at Lytchett Matravers.	This modification reflects policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 75	Inset map 6	Delete the mapped symbol marked 'potential heathland mitigation' at Nutcrack Lane.	This modification reflects policies elsewhere in the plan. It will have no net effect on Purbeck's SA objectives.
MM 76	Inset map 11	Update to show Local Plan policy SS21 as deleted; add housing/employment allocation SS21 to deleted policies in the key:	This modification is factual and will not alter the previous SA assessment.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)														
		 <p data-bbox="318 976 546 995">Purbeck D.C. - Licence No. LA100022056, 2011</p> <p data-bbox="318 1002 546 1027">Key to Proposals Map</p> <table border="0" data-bbox="318 1027 1164 1347"> <tr> <td data-bbox="318 1027 672 1053">  Purbeck District Boundary </td> <td data-bbox="698 1027 1164 1078"> Deleted Policies from the Purbeck Local Plan Final Edition (2004) </td> </tr> <tr> <td data-bbox="318 1078 672 1136"> New and Amended Policies:  Flood Zones 2 & 3 </td> <td data-bbox="698 1078 1164 1136">  Parking Restraint  Houses in Large Gardens </td> </tr> <tr> <td data-bbox="318 1187 672 1212">  400m Soakaway Buffer (Policy CE) </td> <td data-bbox="698 1187 1164 1212">  Holiday Accommodation/Education/Community </td> </tr> <tr> <td data-bbox="318 1212 672 1238">  Conservation Area (Policy LHH) </td> <td data-bbox="698 1212 1164 1238">  Swanage Pier </td> </tr> <tr> <td data-bbox="318 1238 672 1264">  World Heritage Sites (Policy LHH) </td> <td data-bbox="698 1238 1164 1264">  Swanage Enhancement Scheme </td> </tr> <tr> <td></td> <td data-bbox="698 1264 1164 1321">  Northbrook Road/Ulwell Road Highway Improvements </td> </tr> <tr> <td></td> <td data-bbox="698 1321 1164 1347">  Housing/employment allocation Policy SS21 </td> </tr> </table>	 Purbeck District Boundary	Deleted Policies from the Purbeck Local Plan Final Edition (2004)	New and Amended Policies:  Flood Zones 2 & 3	 Parking Restraint  Houses in Large Gardens	 400m Soakaway Buffer (Policy CE)	 Holiday Accommodation/Education/Community	 Conservation Area (Policy LHH)	 Swanage Pier	 World Heritage Sites (Policy LHH)	 Swanage Enhancement Scheme		 Northbrook Road/Ulwell Road Highway Improvements		 Housing/employment allocation Policy SS21	
 Purbeck District Boundary	Deleted Policies from the Purbeck Local Plan Final Edition (2004)																
New and Amended Policies:  Flood Zones 2 & 3	 Parking Restraint  Houses in Large Gardens																
 400m Soakaway Buffer (Policy CE)	 Holiday Accommodation/Education/Community																
 Conservation Area (Policy LHH)	 Swanage Pier																
 World Heritage Sites (Policy LHH)	 Swanage Enhancement Scheme																
	 Northbrook Road/Ulwell Road Highway Improvements																
	 Housing/employment allocation Policy SS21																

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 77	New inset map	Insert revised Studland conservation area map. Label as 'Inset Map 12 Studland' <div data-bbox="483 264 1296 879" style="border: 1px solid black; padding: 5px; margin: 10px 0;">  <p data-bbox="506 847 853 868">Purbeck DC Licence No LA100022058 2012</p> </div> <div data-bbox="506 943 1182 1118" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p data-bbox="517 951 584 979"><u>Key</u></p> <p data-bbox="517 1015 949 1043">New and Amended Policies:</p> <p data-bbox="517 1078 1066 1118"> Conservation Area (Policy LHH) </p> </div>	This modification is factual and will not alter the previous SA assessment.

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 78	New inset map	Insert Stoborough map to show revised conservation area boundary. Label as 'Inset Map 13 Stoborough'	This modification is factual and will not alter the previous SA assessment.
 <p data-bbox="344 1066 680 1086">Purbeck DC Licence No LA100022058 2010</p>			

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 79	New inset map	<p>Insert Wool map to show revised conservation area boundary. Label as 'Inset Map 14 Wool'</p>  <p>Purbeck DC Licence No LA100022058 2010</p> <div data-bbox="338 1091 974 1283" style="border: 1px solid black; padding: 5px;"> <p><u>Key</u></p> <p>New and Amended Policies:</p> <p> Conservation Area (Policy LHH)</p> </div>	This modification is factual and will not alter the previous SA assessment

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
MM 80	Insert new appendix 5	<p>To resolve Natural England’s concerns, add new appendix 5:</p> <p><u>Guidelines for the establishment of Suitable Alternative Natural Green Space (SANGS)</u></p> <p><u>Introduction</u></p> <p><u>‘Suitable Alternative Natural Green Space’ (SANGS) is the name given to green space that is of a quality and type suitable to be used as mitigation for applications likely to affect the Dorset Heathlands European and internationally protected sites. The provision of SANGS is one of a range of mitigation measures, a number of which are detailed in the Dorset Heathlands Planning Framework SPD, which the south east Dorset Planning Authorities and Natural England consider offer an effective means of avoiding or mitigating harm from a number of urban effects.</u></p> <p><u>Its role is to provide alternative green space to divert visitors away from the Dorset Heathlands Special Protection Area (SPA), the two Dorset Heaths Special Areas of Conservation (SACs) and the Dorset Heathlands Ramsar (collectively called the ‘Dorset Heathlands’ in these guidelines). SANGSs are intended to provide mitigation for the likely impact of residential-type developments on the Dorset Heathlands by preventing an increase in visitor pressure. The effectiveness of SANGS as mitigation will depend upon its location and design. These must be such that the SANGS is more attractive to visitors than the Dorset Heathlands.</u></p> <p><u>This appendix describes the features that have been found to draw visitors to the Dorset Heathlands, which should be replicated in SANGS. It provides guidelines on:</u></p> <ul style="list-style-type: none"> <u>• the type of site which should be identified as SANGS;</u> <u>• measures that can be taken to enhance sites so that they may be used as SANGS.</u> <p><u>These guidelines relate specifically to the means to provide mitigation for development of a residential nature within or close to 5km of the Dorset Heathlands. They do not address nor preclude the other functions of green space (e.g. provision of disabled access). Other functions may be provided within SANGS, as long as they do not conflict with the specific</u></p>	<p>This modification adds details on SANGS referred to in policies elsewhere in the plan. Those policies are subject to SA and therefore, this addition will not require further SA assessment.</p>

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>function of mitigating visitor impacts on the Dorset Heathlands.</u></p> <p><u>SANGS may be created from:</u></p> <ul style="list-style-type: none"> • <u>existing open space of SANGS quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public;</u> • <u>existing open space that is already accessible but could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the Dorset Heathlands;</u> • <u>land in other uses that could be converted into SANGS.</u> <p><u>The identification of SANGS should seek to avoid sites of high nature conservation value, which are likely to be damaged by increased visitor numbers. Such damage may arise, for example, from increased disturbance, erosion, input of nutrients from dog faeces, and increased incidence of fires. Where sites of high nature conservation value are considered as SANGSs, the impact on their nature conservation value should be assessed and considered alongside relevant policy in the local plan.</u></p> <p><u>The character of the Dorset Heathlands and its visitors</u></p> <p><u>The Dorset Heathlands are made up of 42 Sites of Special Scientific Interest, and consist of a mixture of open heathland and mire with some woodland habitats. The topography is varied with some prominent viewpoints. Many sites contain streams, ponds and small lakes. Some have open landscapes with few trees and others have scattered trees and areas of woodland. Most sites are freely accessible to the public, although in some areas access is restricted by army, or other operations.</u></p> <p><u>Surveys have shown that about half of visitors to the Dorset Heathlands arrive by car and about half on foot. Where sites are close to urban development around Poole and Bournemouth, foot access tends to be most common. On rural sites in Purbeck and East</u></p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>Dorset, more visitors come by car. Some 75% of those who visited by car had come from 5.3km of the access point onto the heathlands. A very large proportion of the Dorset Heathland visitors are dog walkers, many of whom visit the particular site regularly (i.e. multiple visits per week) and spend less than an hour there, walking on average about 2.2km.</u></p> <p><u>Guidelines for the quality of SANGS</u></p> <p><u>The quality guidelines have been subdivided into different aspects of site fabric and structure. They have been compiled from a variety of sources but principally from visitor surveys carried out at heathland sites within the Dorset Heathlands and the Thames Basin Heaths.</u></p> <p><u>The guidelines concentrate on the type of SANGS designed principally to cater for heathland dog walkers. Other important heathland mitigation measures, for example facilities designed to attract motor cycle scramblers or BMX users away from heathlands, or facilities for adventurous play for children, are not covered specifically and will need to be considered case by case.</u></p> <p><u>The principle criteria contained in the guidelines have also been put into a checklist format at the end of this appendix.</u></p> <p><u>It is important to note that these guidelines only cover the quality of SANGS provision. There are a number of other matters that will need to be agreed with Natural England and the Council including: provision of in perpetuity management of the SANGS; SANGS capacity; other avoidance and mitigation measures as necessary.</u></p> <p><u>Accessibility - reaching the SANGS</u></p> <p><u>Most visitors reach the Dorset Heathlands either by foot or by car and the same will apply for SANGS. Thus SANGS may be intended principally for the use of a local population living within a 400 metre catchment around the site; or they may be designed primarily to attract visitors who arrive by car (they may also have both functions).</u></p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>SANGS design needs to take into account the anticipated target group of visitors. For example, where large populations are close to the Dorset Heathlands the provision of SANGS may need to be attractive to visitors on foot.</u></p> <p><u>If intended to attract visitors arriving by car, the availability of adequate car parking is essential. Car parks may be provided specifically for a SANGS or a SANGS may make use of existing car parks, but some existing car parks may have features incompatible with SANGS use, such as car park charging. The amount and nature of parking provision should reflect the anticipated numbers and mode of arrival by visitors to the site and the catchment size of the SANGS. It is important that there is easy access between the car park and the SANGS, i.e. this is not impeded by, for example, a road crossing. Thus such SANGS should have a car park with direct access straight on to the SANGS with the ability to take dogs safely from the car park to the SANGS off the lead. Similarly, the nature of foot access between urban development and a SANGS is important and green corridors reaching into the urban area can be an important part of facilitating access to the SANGS.</u></p> <p><u>Guidelines:</u></p> <ol style="list-style-type: none"> <u>1. Sites must have adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated numbers using the site and arriving by car.</u> <u>2. Car parks must be easily and safely accessible by car, be of an open nature and should be clearly sign posted.</u> <u>3. There should be easy access between the car park or housing and the SANGS with the facility to take dogs safely from the car park to the SANGS off the lead.</u> <u>4. Access points should have signs outlining the layout of the SANGS and the routes available to visitors.</u> <p><u>Paths, tracks and other SANGS infrastructure</u> <u>SANGS should aim to supply a choice of circular walking routes that provide an attractive</u></p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>alternative to those routes on heathlands in the vicinity (i.e. those heaths that the SANGS is designed to attract visitors away from). Given the average length of walks on heathland, a circular walk of 2.3-2.5km in length is necessary unless there are particular reasons why a shorter walk is considered still appropriate. Where possible, a range of different length walks should be provided; a proportion of visitors walk up to 5km and beyond so walking routes longer than 2.5 km are valuable, either on-site or through the connection of sites along green corridors.</u></p> <p><u>Paths do not have to be of any particular width, and both vehicular-sized tracks and narrow paths are acceptable to visitors, although narrow corridors where visitors/dogs may feel constrained should be avoided. The majority of visitors come alone and safety is one of their primary concerns. Paths should be routed so that they are perceived as safe by the visitors, with some routes being through relatively open (visible) terrain (with no trees or scrub, or well spaced mature trees, or wide rides with vegetation back from the path), especially those routes that are 1-3 km long.</u></p> <p><u>A substantial number of visitors like to have surfaced but not tarmac paths, particularly where these blend in well with the landscape. This is not necessary for all paths but there should be some visitor-friendly, all weather routes built into the structure of a SANGS, particularly those routes that are 1-3 km long. Boardwalks may help with access across wet areas but excessive use of boardwalks, as may be necessary on sites that are mostly wet or waterlogged such as flood plain and grazing marsh, is likely to detract from the site's natural feel.</u></p> <p><u>Other infrastructure specifically designed to make the SANGS attractive to dog walkers may also be desirable but must not detract from a site's relatively wild and natural feel. Measures could include accessible water bodies for dogs to swim/drink; dog bins; fencing near roads/car-parks, etc. to ensure dog safety; clear messages regarding the need to 'pick-up'; and large areas for dogs to be off lead safely.</u></p> <p><u>Guidelines:</u></p> <p><u>5. Paths must be easily used and well maintained but most should remain unsurfaced to</u></p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>avoid the site becoming too urban in feel. A majority of paths should be suitable for use in all weathers and all year around. Boardwalks may be required in wet sections.</u></p> <p><u>6. All SANGSs with car parks must have a circular walk that starts and finishes at the car park.</u></p> <p><u>7. It should be possible to complete a circular walk of 2.3-2.5km around the SANGS, and for larger SANGSs there should be a variety of circular walks.</u></p> <p><u>8. SANGS must be designed so that visitors are not deterred by safety concerns.</u></p> <p><u>Advertising - making people aware of the SANGS</u></p> <p><u>The need for some advertising is self evident. Any advertising should make clear that the site is designed to cater specifically for dog walkers.</u></p> <p><u>Guidelines:</u></p> <p><u>9. SANGS should be clearly sign-posted and advertised. .</u></p> <p><u>10. SANGS should have leaflets and/or websites advertising their location to potential visitors. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.</u></p> <p><u>Landscape and Vegetation</u></p> <p><u>The open or semi-wooded and undulating nature of most of the Dorset Heathland sites gives them an air of relative wildness, even when there are significant numbers of visitors on site. SANGSs must aim to reproduce this quality but do not have to contain heathland or heathy vegetation. Surveys in the Thames Basin heath area show that woodland or a semi-wooded landscape is a key feature that people who use the SPA there appreciate. Deciduous woodland is preferred to coniferous woodland. In these circumstances, a natural looking landscape with plenty of variation including both open and wooded areas is ideal for</u></p>	

Mod. No	Policy / Para / Map	Main modification	Implications for Sustainability Appraisal (SA)
		<p><u>SANGSs. There is clearly a balance to be struck between what is regarded as an exciting landscape and a safe one and so some element of choice between the two is desirable.</u></p> <p><u>Hills do not put people off visiting a site, particularly where these are associated with good views, but steep hills are not appreciated. An undulating landscape is preferred to a flat one. Water features, particularly ponds and lakes, act as a focus for visitors for their visit, but are not essential. The long term management of the SANGS habitats should be considered at an early stage. Grazing management is likely to be necessary, particularly for larger SANGS and those with grasslands.</u></p> <p><u>A number of factors can detract from the essential natural looking landscape and SANGSs that have an urban feel, for example where they are thin and narrow with long boundaries with urban development or roads, are unlikely to be effective.</u></p> <p><u>Guidelines:</u></p> <p><u>11. SANGSs must be perceived as natural spaces without intrusive artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.</u></p> <p><u>12. SANGSs must aim to provide a variety of habitats for visitors to experience (e.g. some of: woodland, scrub, grassland, heathland, wetland, open water).</u></p> <p><u>13. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.</u></p> <p><u>14. SANGSs must be free from unpleasant visual, auditory or olfactory intrusions (e.g. derelict buildings, intrusive adjoining buildings, dumped materials, loud intermittent or continuous noise from traffic, industry, sports grounds, sewage treatment works, waste disposal facilities).</u></p>	

Annex 1: Matrix for Policy SD: Presumption in Favour of Sustainable Development

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	+	+	+	<p>By encouraging sustainable development, the policy should have positive effects on health through the provision of housing, employment and open space that are accessible to everyone.</p> <p>Overall, this policy is considered to have positive effect. No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>The policy balances the provision of sufficient housing against the possible harm to the environment. In Purbeck, delivery of housing to meet needs is difficult owing to the potential adverse effects upon European protected nature conservation sites.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period, but it is unlikely that all housing needs will be met. Therefore, the policy will not have a significant positive effect. Measures that may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Partial review of Local Plan to consider higher housing growth. • Monitoring of SANGS to better understand how effective they are and therefore to what extent higher housing growth may be achievable.
Give everyone access to learning, training, skills & cultural events?	+	+	+	<p>By encouraging sustainable development, the policy should support the provision of education facilities and cultural events.</p> <p>Overall, this policy is considered to have positive effect. No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	+	+	+	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. For development to be sustainable, it should design out the potential for crime.</p> <p>Overall, this policy is considered to have a positive effect. No mitigation measures have been identified.</p>
Promote stronger, more vibrant communities?	+	+	+	<p>By encouraging sustainable development, the policy should promote stronger and more vibrant communities through improving social, economic and environmental conditions.</p> <p>Overall, this policy is considered to have positive effect. No mitigation measures have</p>

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
				been identified.
Improve employment opportunities in Purbeck?	+	+	+	<p>By encouraging sustainable development, the policy should have positive effects through the provision of employment that is accessible to where people live.</p> <p>Overall, this policy is considered to have positive effect. No mitigation measures have been identified.</p>
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>By encouraging sustainable development, the policy facilitates the delivery of housing and employment growth linked to sustainable transport, which should provide better opportunities for everyone and improve their standard of living.</p> <p>Overall, the policy is expected to have a positive effect. No mitigation measures are identified.</p>
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development supported by this policy may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services, although any effects are considered to minor given the scale of new development proposed. It has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. No mitigation measures have been identified.</p>
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>By encouraging sustainable development, the policy should have positive effects through the provision of employment and other facilities that are accessible to where people live by using public transport, cycling or walking.</p> <p>Overall, this policy is considered to have a positive effect. No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate	n	n	n	Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
change?				<p>associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with the NPPF and the requirements of Policy FR.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. No mitigation measures have been identified.</p>
Protect & enhance habitats and species?	n	n	n	<p>The policy includes a caveat that the presumption in favour of sustainable development will not apply if the adverse effects outweigh the benefits. In Purbeck, over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) and the whole of the District is designated as a Nature Improvement Area.</p> <p>The Purbeck Local Plan includes mitigation to ensure that these adverse impacts can be avoided. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Purbeck Local Plan. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites are set out in the HRA and will be delivered through the Heathlands Plan.</p> <p>Overall, the policy is expected to have a neutral effect, provided effective mitigation is implemented.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n	n	n	<p>The policy includes a caveat that the presumption in favour of sustainable development will not apply if the adverse effects outweigh the benefits. In Purbeck, there is a natural world heritage site, Area of Outstanding Natural Beauty (AONB), 1,424 listed buildings, 265 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 6 Registered Parks and Gardens. These designations may be affected by new development depending on its location, scale and design. New development has the potential to undermine these assets in both the short term during construction and in the long term</p>

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
				<p>once complete. It is expected that the majority of new development will avoid countryside locations, thereby reducing potential negative effects, although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on heritage assets and that appropriate design measures will be incorporated to alleviate impacts. In some circumstances, for example the redevelopment of brownfield land, there is potential for development to provide landscape enhancements.</p> <p>Overall, the policy has been assessed as having a neutral effect on the basis that the potential harm to the environment will be balanced against the economic and social benefits and, if necessary, mitigation is provided.</p>
Reduce water consumption?	+	+	+	<p>By encouraging sustainable development, the policy should ensure that new development reduces water consumption.</p> <p>Overall, this policy is considered to have a positive effect. No mitigation measures have been identified.</p>
Reduce waste & minimise energy consumption & greenhouse gas emissions?	+	+	+	<p>By encouraging sustainable development, the policy should ensure that new development reduces its waste, and minimises its energy consumption and greenhouse gas emissions.</p> <p>Overall, this policy is considered to have a positive effect. No mitigation measures have been identified.</p>
Minimise land, water, air, light & noise pollution?	+	+	+	<p>By encouraging sustainable development, the policy should ensure that new development minimises land, water, air, light and noise pollution.</p> <p>Overall, this policy is considered to have a positive effect. No mitigation measures have been identified.</p>

Assessment matrix

The SA of the main modifications has led to some changes to the assessment matrix¹. The changes are highlighted in the table below. Where a change has occurred, the box is shaded.

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities	Improve employment opportunities in Purbeck	Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism in a sustainable way	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and sea level rise & plan for climate change	Protect & enhance habitats and species	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets	Reduce water consumption	Reduce waste & minimise energy consumption & greenhouse gas emissions	Minimise land, water, air, light, & noise pollution
	<i>Spatial Policies</i>															
NW	North West Purbeck	+	+	+	n	+	+	+	n	n	n	n	-	-	-	-
SW	South West Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
CEN	Central Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
NE	North East Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
SE	South East Purbeck	+	+	++	n	+	+	+	n	++	n	n	n	-	-	-

¹ Table 5.4, Sustainability Appraisal to Proposed Changes to Pre-Submission Core Strategy (September 2011)

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities	Improve employment opportunities in Purbeck	Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism in a sustainable way	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and sea level rise & plan for climate change	Protect & enhance habitats and species	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets	Reduce water consumption	Reduce waste & minimise energy consumption & greenhouse gas emissions	Minimise land, water, air, light, & noise pollution
	<i>Spatial Objective 1</i>															
LD	General Location of Development	+	+	+	n	++	+	+	+	+	n	n	n	n	+	+
CO	Countryside	+	+	n	n/a	+	+	+	+	+	n	+	++	n	n	n
	<i>Spatial Objective 2</i>															
HS	Housing Supply	+	+	+	n/a	+	+	+	n	+	n/a	n	n	-	-	-
AHT	Affordable Housing Tenure	+	++	+	n/a	++	+	+	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
AH	Affordable Housing	+	++	+	n/a	++	+	+	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
RES	Rural Exception Sites	+	++	n	n/a	++	+	++	n/a	+	n/a	n	++	n	n	n
GT	Gypsies Travellers & Travelling showpeople	+	++	n	n/a	+	n	+	n/a	+	n/a	n/a	n/a	n/a	n	n
	<i>Spatial Objective 3</i>															
BIO	Biodiversity and Geodiversity	+	n/a	+	n/a	+	n/a	n/a	+	n/a	+	++	++	n/a	n/a	+

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities	Improve employment opportunities in Purbeck	Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism in a sustainable way	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and sea level rise & plan for climate change	Protect & enhance habitats and species	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets	Reduce water consumption	Reduce waste & minimise energy consumption & greenhouse gas emissions	Minimise land, water, air, light, & noise pollution
DH	Dorset Heaths International Designations	+	n/a	+	n/a	+	n/a	n/a	+	n/a	+	++	++	n/a	n/a	+
PH	Poole Harbour	+	n/a	+	n/a	+	n/a	n/a	+	n/a	n	++	++	n/a	n/a	+
	<i>Spatial Objective 4</i>															
RFS	Retail Floor Space Supply	+	n/a	+	+	++	+	+	+	++	n/a	n/a	+	n/a	+	-
RP	Retail provision	+	n/a	+	+	++	+	+	+	++	n/a	n/a	+	n/a	+	-
CF	Community Facilities and Services	+	n/a	+	+	++	n	n	n	++	n	n/a	+	n	n	n
GI	Green Infrastructure, Recreation & Sports Facilities	++	n/a	+	+	++	n	n	n	++	n	+	+	n	n	n
	<i>Spatial Objective 5</i>															
FR	Flood Risk	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	+	n/a	n/a	+
GP	Groundwater Protection	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities	Improve employment opportunities in Purbeck	Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism in a sustainable way	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and sea level rise & plan for climate change	Protect & enhance habitats and species	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets	Reduce water consumption	Reduce waste & minimise energy consumption & greenhouse gas emissions	Minimise land, water, air, light, & noise pollution
CE	Coastal Erosion	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	n/a	n/a
	<i>Spatial Objective 6</i>															
D	Design	+	n/a	+	+	+	+	+	+	+	+	++	++	+	++	++
REN	Renewable Energy	+	n/a	n/a	n/a	n/a	n/a	n	n/a	n	+	+	+	n/a	+	+
	<i>Spatial Objective 7</i>															
LHH	Landscape, Historic Environment and Heritage	+	n/a	n/a	n/a	+	n/a	n/a	+	n/a	n/a	++	++	n/a	n/a	+
	<i>Spatial Objective 8</i>															
ELS	Employment Land Supply	+	n/a	+	+	+	++	+	n	-	n	n	n	-	-	-
E	Employment	+	n/a	+	+	+	++	+	n	n	n	n	n	-	-	-
TA	Tourist Accommodation and Attractions	+	n/a	+	+	+	+	+	++	-	n	n	++	n	n	n
MO D	Military Needs	+	+	+	n/a	+	+	+	n	+	n	+	n	-	n	-

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities	Improve employment opportunities in Purbeck	Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism in a sustainable way	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and sea level rise & plan for climate change	Protect & enhance habitats and species	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets	Reduce water consumption	Reduce waste & minimise energy consumption & greenhouse gas emissions	Minimise land, water, air, light, & noise pollution
CZ	Consultation Zones	+	n/a	n/a	n/a	n/a	n	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+
	<i>Spatial Objective 9</i>															
IAT	Improving Accessibility and Transport	+	n/a	+	n/a	+	+	+	n	++	+	+	+	n/a	+	+
ATS	Implementing an appropriate Transport Strategy for Purbeck	+	n/a	n/a	n/a	+	n/a	n/a	n	+	+	+	+	n/a	+	+
	<i>Other</i>															
SD	Presumption in favour of sustainable development	+	+	+	+	+	+	+	n	+	n	n	n	+	+	+
DEV	Development Contributions	+	+	+	n/a	+	n/a	+	+	++	n/a	++	++	n/a	+	+