

Appendix 7: Commentary for Development Options (Background Paper Vol 4 2009)

Development Option DOU: Focus Development at Upton

Summary:

This option supports additional development in Upton, with Upton taking 40% of housing growth, Swanage and Wareham taking 16.5% each and the Key Service Villages 21%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment, although this may be felt more in Poole than in Purbeck. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. This option would involve building outside of the bypass and would impact on the Greenbelt.

Mitigation:

The following mitigation measures have been identified:

- Additional healthcare provision at Upton
- Examine altering route of bypass to avoid splitting Upton into 2 parts
- Avoid coalescence of Upton with Lytchett Minster
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk

Development Option DOU: Focus Development at Upton

e.g. the incorporation of SuDS where appropriate

- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOW: Concentrate growth on the edge of Wareham

Summary:

This option supports additional development in Wareham, with Wareham taking 36% of housing growth, Swanage taking 24%, Upton 13% and Key Service Villages 21%. The impact of this option on species protected under the Habitats Regulations led to this option not being taken forward. It is no longer considered a reasonable alternative. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Examine altering route of bypass to avoid splitting West Wareham into 2 parts
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA

Development Option DOW: Concentrate growth on the edge of Wareham

- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOS: Focus growth at Swanage

Summary:

This option supports additional development in Swanage, with Swanage taking 41% of housing growth, Wareham and Upton taking 16% each and Key Service Villages 21%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural

Development Option DOS: Focus growth at Swanage

and historic assets primarily as a result of construction related impacts. This option has least impact on habitat protected through Habitat Regulations, but most impact on AONB and potentially on the A351 through Corfe Castle. Swanage is most vulnerable to flooding, including surface water flooding, and fluvial flooding.

Mitigation:

The following mitigation measures have been identified:

- Through trains from Swanage to Wareham to be given priority through Purbeck Transportation Strategy.
- Management of Norden Park and Ride to take pressure off Corfe Castle
- Extend opening times of Norden Park and Ride
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOD: Distribute Development around the Towns and Key Service Villages (Preferred Option)

Summary:

This option supports additional development in the towns and Key Service Villages, with Swanage taking 32% of housing growth, Wareham and Upton taking 16% each and Key Service Villages 28%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels

Development Option DOD: Distribute Development around the Towns and Key Service Villages (Preferred Option)

of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant. This option spreads the development around, causing less impact on AONB and on protected species. However, more dispersal can mean poorer accessibility for those without access to a car.

Mitigation:

The following mitigation measures have been identified:

- Only settlements with good quality basic facilities should be considered
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments

Development Option DOD: Distribute Development around the Towns and Key Service Villages (Preferred Option)

- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOPD: Proportionate Development

Summary:

This option supports additional development in the towns and Key Service Villages, with Swanage and Wareham taking 25.5% of housing growth, Upton taking 16% and Key Service Villages 25.5%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

Only settlements with good quality basic facilities should be considered

- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents

Development Option DOPD: Proportionate Development

- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOD: Dispersal to all settlements

Summary:

This option supports additional development in the towns and Key Service Villages, with Swanage, Wareham and Key Service Villages taking 20% of housing growth each, Upton taking 16% and Local Service Villages 14%. The remaining 10% would be in the countryside. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents. However, this option is the most dispersed option, which can lead to poorer accessibility to services and facilities if not carefully managed.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Only settlements with good quality basic facilities should be considered
- When sites are considered, the most accessible sites should be given priority

Development Option DOD: Dispersal to all settlements

- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOW: Improve the self-sufficiency of Wool

Summary:

This option supports additional development in the towns and Wool, with Swanage and Wareham taking 23% of housing growth, Upton taking 16%, Wool taking 20% and other Key Service Villages 12%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these

Development Option DOW: Improve the self-sufficiency of Wool

objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Additional healthcare provision at Wool
- Examine provision of Wool bypass
- Develop Park and Ride at Wool Station
- Provide shuttle buses between Wool Station and Winfrith Technology Centre
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over Greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOBR: Improve the self-sufficiency of Bere Regis

Summary:

This option supports additional development in the towns and Wool, with Swanage and Wareham taking 23% of housing growth, Upton taking 16%, Bere Regis taking 20% and other Key Service Villages 12%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels

Development Option DOBR: Improve the self-sufficiency of Bere Regis

of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Additional healthcare provision at Bere Regis
- Examine provision of Bere Regis bypass
- Liaise with Dorset County Council for provision of new school
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill

Development Option DOBR: Improve the self-sufficiency of Bere Regis

- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Development Option DOLM: Improve the self-sufficiency of Lytchett Matravers

Summary:

This option supports additional development in the towns and Wool, with Swanage and Wareham taking 23% of housing growth, Upton taking 16%, Lytchett Matravers taking 20% and other Key Service Villages 12%. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This option is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the option seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the option has been assessed as having an overall negative effect on these objectives. The option has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Additional healthcare provision at Lytchett Matravers
- Examine provision of Park and Ride to access Poole by public transport
- When sites are considered, the most accessible sites should be given priority
- Only consider sites outside of Flood Zones 2 and 3 in accordance with Purbeck's SFRA
- Give brownfield sites priority over greenfield
- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk

Development Option DOLM: Improve the self-sufficiency of Lytchett Matravers

e.g. the incorporation of SuDS where appropriate

- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Appendix 8: Commentary for Leaflet Consultation (June 2010)

Option BRA: Bere Regis Site A

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Bere Regis. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Bere Regis, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Bere Regis Site A is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold

Option BRA: Bere Regis Site A

- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Bere Regis

Option BRB: Bere Regis Site B

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Bere Regis. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Bere Regis, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Bere Regis Site B is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents

Option BRB: Bere Regis Site B

- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Bere Regis

Option BRC: Bere Regis Site C (Employment)

Summary:

This option supports employment which will generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus employment in Bere Regis, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional employment in Bere Regis Site B is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.

Option BRC: Bere Regis Site C (Employment)

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new businesses
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Bere Regis

Option BRD: Bere Regis Site D

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Bere Regis. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Bere Regis, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Bere Regis Site D is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working

Option BRD: Bere Regis Site D

- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Bere Regis
- Additional footpath links to centre of Bere Regis and to new school (if on Site E)

Option BRE: Bere Regis Site E (school site)

Summary:

This option supports the provision of a school on Site E.

This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus a new school and additional learning facilities in the centre of Bere Regis, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of a new school on this site is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. Potential impact on adjacent SNCI has also been identified.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development

Option BRE: Bere Regis Site E (school site)

- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Bere Regis
- Footpath links to the village centre and to development close to the old school
- Enhancement opportunities for the SNCI to be explored

Option LMA: Lytchett Matravers Site A

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Lytchett Matravers. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Lytchett Matravers, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Lytchett Matravers is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

Option LMA: Lytchett Matravers Site A

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Lytchett Matravers
- Additional footpath links to centre of village
- Implementation of High St enhancements
- Implementation of circular walk around the village for dog walkers
- Promote car-sharing to Poole
- Promote use of park-and-ride at Creekmoor, if it is available
- Detailed ecological survey, with particular reference to great Crested newts
- Retention of historic landscape features such as the field system pattern and hedgerows
- Measures to enhance ecological value of any watercourse on site and to avoid pollutants entering watercourse

Option LMB: Lytchett Matravers Site B

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Lytchett Matravers. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives

Option LMB: Lytchett Matravers Site B

related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Lytchett Matravers, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Lytchett Matravers is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Lytchett Matravers
- Additional footpath links to centre of village
- Implementation of High St enhancements
- Implementation of circular walk around the village for dog walkers
- Promote car-sharing to Poole
- Promote use of park-and-ride at Creekmoor, if it is available
- Detailed ecological survey, with particular reference to great Crested newts
- Retention of historic landscape features such as the field system pattern and hedgerows

Option LMB: Lytchett Matravers Site B

- Measures to enhance ecological value of any watercourse on site and to avoid pollutants entering watercourse

Option LMC: Lytchett Matravers Site C

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Lytchett Matravers. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Lytchett Matravers, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Lytchett Matravers is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on

Option LMC: Lytchett Matravers Site C

sites and reduce the site size threshold

- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Lytchett Matravers
- Additional footpath links to centre of village
- Implementation of High St enhancements
- Implementation of circular walk around the village for dog walkers
- Promote car-sharing to Poole
- Promote use of park-and-ride at Creekmoor, if it is available
- Detailed ecological survey, with particular reference to great Crested newts
- Retention of historic landscape features such as the field system pattern and hedgerows
- Measures to enhance ecological value of any watercourse on site and to avoid pollutants entering watercourse

Option LMD: Lytchett Matravers Site D

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Lytchett Matravers. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Lytchett Matravers, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Lytchett Matravers is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Option LMD: Lytchett Matravers Site D

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Lytchett Matravers
- Additional footpath links to centre of village
- Implementation of High St enhancements
- Implementation of circular walk around the village for dog walkers
- Promote car-sharing to Poole
- Promote use of park-and-ride at Creekmoor, if it is available
- Detailed ecological survey, with particular reference to great Crested newts
- Retention of historic landscape features such as the field system pattern and hedgerows
- Measures to enhance ecological value of any watercourse on site and to avoid pollutants entering watercourse
- Sensitively-designed traffic calming along Foxhills Rd which enhances rather than detracts from rural nature of road.
- Exceptional design required to improve relationship with village as a whole.

Option LME: Lytchett Matravers Site E

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Lytchett Matravers.

Option LME: Lytchett Matravers Site E

These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the centre of Lytchett Matravers, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 50 dwellings in Lytchett Matravers is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision in Lytchett Matravers
- Additional footpath links to centre of village
- Implementation of High St enhancements

Option LME: Lytchett Matravers Site E

- Implementation of circular walk around the village for dog walkers
- Promote car-sharing to Poole
- Promote use of park-and-ride at Creekmoor, if it is available
- Detailed ecological survey, with particular reference to great Crested newts
- Retention of historic landscape features such as the field system pattern and hedgerows
- Measures to enhance ecological value of any watercourse on site and to avoid pollutants entering watercourse

Option SWA: Swanage Site A

Summary:

This option supports the provision of about 100 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Swanage. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Swanage, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 100 dwellings in Swanage is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having long-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of coalescence of this site with adjoining village of Langton Matravers.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate

Option SWA: Swanage Site A

water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Swanage
- Additional footpath links to centre of Swanage
- Design guidance required to ensure two distinctive settlements and to reduce impact on AONB
- Retention of historic landscape features such as the field system pattern and hedgerows

Option SWB: Swanage Site B

Summary:

This option supports the provision of about 100 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Swanage. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Swanage, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 100 dwellings in Swanage is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.

Option SWB: Swanage Site B

- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Swanage
- Additional footpath links to centre of Swanage
- Design guidance to reduce impact on AONB
- Retention of historic landscape features such as the field system pattern and hedgerows

Option SWC: Swanage Site C

Summary:

This option supports the provision of about 100 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Swanage. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Swanage, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 100 dwellings in Swanage is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and

Option SWC: Swanage Site C

cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Swanage
- Additional footpath links to centre of Swanage
- Design guidance to reduce impact on AONB
- Retention of historic landscape features such as the field system pattern and hedgerows

Option SWD: Swanage Site D

Summary:

This option supports the provision of about 100 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Swanage. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to

Option SWD: Swanage Site D

learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Swanage, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 100 dwellings in Swanage is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Swanage
- Additional footpath links to centre of Swanage
- Design guidance to reduce impact on AONB
- Retention of historic landscape features such as the field system pattern and hedgerows
- Good landmark building and design that reflects the loss of the original building on this site

Option UP: Upton (Policemans Lane)

Summary:

This option supports the provision of about 70 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable

Option UP: Upton (Policemans Lane)

housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone.

This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to employment, learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Upton, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 70 dwellings in Upton is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Design guidance to reduce impact on edge of Upton
- Retention of historic landscape features such as the field system pattern and hedgerows
- Look at ways of reducing impact of traffic on nearby roads such as Sea View Rd

Option UP: Upton (Policemans Lane)

- Liaise with landowners on achieving additional facilities for the town, such as a site for allotments

Option WAA: Wareham Area A (N.B. supermarket is assessed under relevant policy)

Summary:

This option supports the provision of about 200 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wareham. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Wareham, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 200 dwellings in Wareham is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold

Option WAA: Wareham Area A (N.B. supermarket is assessed under relevant policy)

- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Wareham
- Additional footpath links to centre of Wareham
- Development must remain within the bypass to avoid impact on AONB.
- Advice contained within HRA needs to be followed.

Option WAB: Wareham Area B**Summary:**

This option supports the provision of about 200 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wareham. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Wareham, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 200 dwellings in Wareham is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working

Option WAB: Wareham Area B

- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Additional public transport provision to centre of Wareham
- Additional footpath links to centre of Wareham
- Footpath and cycle links to Westminster Rd industrial estate.
- Advice contained within HRA needs to be followed.

Option WOA: Wool Site A (East Burton)

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wool. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development near Wool, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 50 dwellings in East Burton is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Option WOA: Wool Site A (East Burton)

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Improved footpath links to centre of Wool

Option WOB: Wool Site B

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wool. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development near Wool, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 50 dwellings is likely to increase waste production, land, water, air

Option WOB: Wool Site B

and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Improved footpath links to centre of Wool

Option WOC: Wool Site C

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wareham. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

Option WOC: Wool Site C

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development near Wool, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 50 dwellings is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Improved footpath links to centre of Wool

Option WOD: Wool Site D

Summary:

This option supports the provision of 50 dwellings over the plan period of which approximately 50% would be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to

Option WOD: Wool Site D

helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment in Wareham. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development near Wool, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of approximately 50 dwellings is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term and some long-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)
- Improved footpath links to centre of Wool

Policy NW: North West Purbeck

Policy NW: North West Purbeck

Summary:

This policy supports development in North West Purbeck based on the vision to enhance the role of Bere Regis and increase facilities for everyday needs. Increased development in Bere Regis is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck, and in particular in Bere Regis, which has poor public transport connections.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Bere Regis thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development in North West Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of North West Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling

Policy NW: North West Purbeck

- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy SW: South West Purbeck

Summary:

This policy supports development in South West Purbeck based on the vision to enhance the role of Wool and Bovington as Key Service Villages and increase facilities for everyday needs. West Lulworth and Winfrith Newburgh are identified as Local Service Villages. Increased development in Wool is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Wool, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development in South West Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of South West Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate

Policy SW: South West Purbeck

water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy CEN: Central Purbeck

Summary:

This policy supports development in Central Purbeck based on the vision to enhance the role of Wareham as the District's shopping, service and employment centre. Sandford's role as a Key Service Village will be reinforced with an increase facilities for everyday needs. Increased development in Wareham is expected to generate some positive effects in relation to employment, much of which is situated close by in Sandford and Holton Heath. These positive effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Wareham thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development in Central Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Central Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the

Policy CEN: Central Purbeck

development.

- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy NE: North East Purbeck

Summary:

This policy supports development in North East Purbeck based on the vision to enhance the role of Upton and Lytchett Matravers and increase facilities for everyday needs. Increased development in Upton and Lytchett Matravers is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck, and in particular in North East Purbeck with its proximity to the Poole/Bournemouth conurbation.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Upton and Lytchett Matravers thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development in North East Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of North East Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Policy NE: North East Purbeck

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy SE: South East Purbeck

Summary:

This policy supports development in South East Purbeck based on the vision to enhance the role of Swanage and increase facilities for everyday needs. It also supports Corfe Castle's role as a Key Service Village, and Langton Matravers as a Local Service Village. Increased development in Swanage is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in Swanage, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development in South East Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation.

Policy SE: South East Purbeck

Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of South East Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy LD: Location of Development

Summary:

This policy supports a hierarchy of development, with most development being located in the three towns, followed by the Key Services Villages, and a small amount of development in Local Service Villages. All the other villages will support rural exception sites. Increased development according to this hierarchy is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives

Policy LD: Location of Development

related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in the larger settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Development according to this policy is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy CO: Countryside

Summary: This policy protects the countryside from development, apart from where a countryside location is essential. It also sets out guidance for re-use of rural buildings, replacement buildings, outbuildings, farm diversification and equestrian development. The focus of development in existing settlements rather than the countryside means that the scale of development in the countryside is likely to be small. Protection of countryside for its own sake has been assessed as

having positive effects in relation to health and on the enhancement of Purbeck's landscape and habitat.

Mitigation:

- Actively promote and support rural exception sites
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings and in cases where rural buildings are re-used/replaced
- Encourage use of renewables (eg photovoltaics) for farm diversification where appropriate
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill

Policy GB: Greenbelt

Summary:

This policy supports alterations to the Green Belt boundary and supports delivery of Rural Exception Sites within the Green Belt. Whilst affordable housing provision may fall short of identified need, it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

The continued protection of most of the Green Belt has been assessed as having an overall positive effect in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets.

Mitigation:

None identified

Policy HS: Housing Supply

Summary:

This policy supports the provision of 2,400 dwellings over the plan period of which approximately 20-30% may be affordable. Whilst this may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will

Policy HS: Housing Supply

generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of 2,400 dwellings over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy AHT: Affordable Housing Tenure

Summary:

Policy AHT: Affordable Housing Tenure

This policy supports affordable housing tenure to be split as follows: 90% Social Rented Housing and 10 Intermediate Housing to Rent or Purchase. Whilst this total provision may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for

Policy AHT: Affordable Housing Tenure

Sustainable Homes Level 4 or higher.

- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy AH: Affordable Housing

Summary:

This policy supports affordable housing over a threshold of 2 or more dwellings or a site area of 0.05 or more hectares, with at least 50% provision in the Swanage and coast sub-market areas and at least 40% elsewhere. Whilst this total provision may fall short of identified need for affordable housing (82 dwelling per annum between 2007-2012), it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.

Policy AH: Affordable Housing

- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy AH04: Affordable Housing (2004 Local Plan levels)

Summary:

The Strategy Housing Market Assessment (SHMA) produced for the Bournemouth and Poole Housing Market Area (HMA), identified a need for 409 dwellings to be provided over the period 2007-2012. The 2004 Local Plan thresholds are set at 25-35% for 5 or more dwellings in smaller settlements, and 15 or dwellings for larger settlements (2004 Local Plan page 118). These high thresholds have meant that over the years, insufficient affordable housing has come forward in Purbeck. Of the 2,400 dwellings proposed in the Core Strategy, only those on Greenfield land are likely to deliver significant levels of affordable housing. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make some contribution toward this target.

However, some increase in housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term

Policy AH04: Affordable Housing (2004 Local Plan levels)

negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy AHL: Affordable Housing (Lower threshold than the Preferred Option)

Summary:

The Preferred Option (see above) supports affordable housing over a threshold of 2 or more dwellings or a site area of 0.05 or more hectares, with at least 50% provision in the Swanage and coast sub-market areas and at least 40% elsewhere. Lower thresholds have been discussed, such as one dwelling. This provision would still probably fall short of identified need for affordable housing (82 dwelling per annum between 2007 and 2012), and has not been shown to be economically viable. However, it is the option that makes the most positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of

Policy AHL: Affordable Housing (Lower threshold than the Preferred Option)

out-commuting experienced in Purbeck.

However, some increase in housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments

Policy AHL: Affordable Housing (Lower threshold than the Preferred Option)

- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy RES: Rural Exception Sites

Summary:

This policy supports the provision of Rural Exception Sites within or adjoining existing settlements with a population of fewer than 3,000. This would lead to additional provision of affordable housing. This provision would still probably fall short of identified need for affordable housing (82 dwelling per annum between 2007 and 2012).

However, this policy makes the most positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

However, some increase in housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing

Policy RES: Rural Exception Sites

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy GT: Site Criteria for Gypsies, Travellers and Travelling Show People

Summary:

This policy supports the needs of Gypsies and Travellers by setting out criteria against which sites will be assessed as planning applications are submitted. The policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone, in this case for Gypsies and Travellers. Additional site provision is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new sites and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all sites, whether social rented housing or intermediate housing, close to existing facilities and services, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional Gypsy and Traveller sites over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's

Policy GT: Site Criteria for Gypsies, Travellers and Travelling Show People

landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Actively promote the use of local companies in the construction of new sites
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy WHN: Wider Housing Needs

Summary:

This policy supports the provision of supported housing, including sheltered housing and extra care housing. As latest population estimates show that 28% of Purbeck's population is over retirement age, this provision may fall short of identified need. However, the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail.

However, some increase in housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

Policy WHN: Wider Housing Needs

The provision of additional affordable housing over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of supported housing
- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new residential development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy BIO: Biodiversity and Geodiversity

Summary:

This policy supports the protection, management and enhancement of Purbeck's biodiversity and geodiversity through the Strategic Nature Areas (SNA) and promotion of projects that support SNA. It also states that Sites of Nature Conservation Interest and Local Nature Reserves will be protected from adverse impact.

This policy is expected to generate long term positive effects with respect to objectives related to health and the promotion of tourism. This is primarily due to the fact that the policy seeks to protect habitat that is valued by both residents and visitors, ensuring that Purbeck remains an attraction place to live and to visit.

Policy BIO: Biodiversity and Geodiversity

The protection of habitat is likely to offset the impact of house building over the plan period on land, water, air and light pollution and water both during construction and occupation. Consequently, the policy has been assessed as having an overall positive effect on these objectives. The policy has also been assessed as having positive effects in relation to the protection and enhancement of Purbeck's landscape and cultural and historic assets as a result of the protection of habitat.

Mitigation:

The following mitigation measures have been identified:

- Actively promote and support local wildlife groups and events

Policy DH: Dorset Heaths International Designations

Summary:

This policy supports the Dorset heaths primarily through a 400m buffer around protected heathland and through development contributions towards Strategic Alternative Natural Green Spaces (SANGS).

This policy is expected to generate long term positive effects with respect to objectives related to health and the promotion of tourism. This is primarily due to the fact that the policy seeks to protect habitat that is valued by both residents and visitors, ensuring that Purbeck remains an attraction place to live and to visit.

The protection of habitat is likely to offset the impact of house building over the plan period on land, water, air and light pollution and water both during construction and occupation. Consequently, the policy has been assessed as having an overall positive effect on these objectives. The policy has also been assessed as having positive effects in relation to the protection and enhancement of Purbeck's landscape and cultural and historic assets as a result of the protection of habitat.

Mitigation:

The following mitigation measures have been identified:

- Actively promote and support local wildlife groups and events

Policy RFSW: Retail Floor Space Supply (with 2,000sqm supermarket out of centre of Wareham – Worgret Rd)

Summary:

The policy supports 2,00sqm of comparison shopping in Wareham and Swanage, and 2,000sqm supermarket out of the centre of Wareham, along Worgret Rd. Increased retail is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new retail and in the longer term as additional employment is provided.

This policy is expected to generate neutral effects with respect to most of the other social and economic objectives due to a mix of positive and negative effects related to these objectives.

The provision of additional retail over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

- Encourage the provision of shuttle buses between Wareham town centre and supermarket, and charging for parking at supermarket.
- Ensure the provision of facilities which promote cycling at new retail development where appropriate
- Restricting of supermarket offer for comparison shopping– for example pharmaceutical goods, opticians, dry-cleaning.
- Seek to widen pavements between town centre (where appropriate) and supermarket to enable better pedestrian access between the town centre and the supermarket. Parts of Pound Lane site (in Council ownership) may be appropriate.
- Better promotion of Streche Rd car park as the “mid-way point” between town centre and supermarket to encourage shoppers to access the town centre as well as the supermarket.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Promotion of the above transport facilities at tourist facilities and accommodation
- Include a specific requirement within the Core Strategy or in a Design SPD (if one is being considered) that new development should be designed to reduce crime and the fear of crime.
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate.
- Incorporate water efficiency measures.
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

**Policy RFSS: Retail Floor Space Supply – Alternative Option
(with 2,000sqm supermarket in Swanage – no site identified)**

Summary:

The policy supports 2,00sqm of comparison shopping in Wareham and Swanage, and 2,000sqm supermarket in Swanage (no site identified). Increased retail is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new retail and in the longer term as additional employment is provided.

This policy is expected to generate neutral effects with respect to most of the other social and economic objectives due to a mix of positive and negative effects related to these objectives.

The provision of additional retail over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on

these objectives. The policy has also been assessed as having short-term negative effects in relation to the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

- Ensure the provision of facilities which promote cycling at new retail development where appropriate
- Restricting of supermarket offer for comparison shopping– for example pharmaceutical goods, opticians, dry-cleaning.
- Seek to widen pavements between town centre (where appropriate) and supermarket to enable better pedestrian access between the town centre and the supermarket.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Promotion of the above transport facilities at tourist facilities and accommodation
- Include a specific requirement within the Core Strategy or in a Design SPD (if one is being considered) that new development should be designed to reduce crime and the fear of crime.
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate.
- Incorporate water efficiency measures.
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

**Policy RFSW: Retail Floor Space Supply - Alternative Option
(with 1,000sqm supermarket out of centre of Wareham and 1,000sqm in Swanage – site not identified)**

Summary:

The policy supports 2,00sqm of comparison shopping in Wareham and Swanage, 1,000 sqm out of the centre of Wareham (Worgret Rd) and 1,000sqm supermarket in Swanage (no site identified). Increased retail is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new retail and in the longer term as additional employment is provided.

This policy is expected to generate neutral effects with respect to most of the other social and economic objectives due to a mix of positive and negative effects related to these objectives.

The provision of additional retail over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

- Ensure the provision of facilities which promote cycling at new retail development where appropriate
- Restricting of supermarket offer for comparison shopping– for example pharmaceutical goods, opticians, dry-cleaning.
- Seek to widen pavements between town centre (where appropriate) and supermarket to enable better pedestrian access between the town centre and the supermarket.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Promotion of the above transport facilities at tourist facilities and accommodation
- Include a specific requirement within the Core Strategy or in a Design SPD (if one is being considered) that new development should be designed to reduce crime and the fear of crime.
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate.
- Incorporate water efficiency measures.
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

**Policy RFSS: Retail Floor Space Supply – Alternative Option
(with 2,000sqm supermarket in Swanage – no site identified)****Summary:**

The policy supports 2,00sqm of comparison shopping in Wareham and Swanage, and 2,000sqm supermarket in Swanage (no site identified). Increased retail is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new retail and in the longer term as additional employment is provided.

This policy is expected to generate neutral effects with respect to most of the other social and economic objectives due to a mix of positive and negative effects related to these objectives.

The provision of additional retail over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

- Ensure the provision of facilities which promote cycling at new retail development where appropriate
- Restricting of supermarket offer for comparison shopping– for example pharmaceutical goods, opticians, dry-cleaning.
- Seek to widen pavements between town centre (where appropriate) and supermarket to enable better pedestrian access between the town centre and the supermarket.
- Encourage prospective businesses to offer local training opportunities, for example in

partnership with local schools

- Promotion of the above transport facilities at tourist facilities and accommodation
- Include a specific requirement within the Core Strategy or in a Design SPD (if one is being considered) that new development should be designed to reduce crime and the fear of crime.
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate.
- Incorporate water efficiency measures.
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy CF: Community Facilities and Services

Summary:

This policy assists supports provision of new facilities and services and safeguards existing ones. This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to provide and retain community facilities and services in all settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional community facilities and services over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction-related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant nor long-term.

Mitigation:

- Include a specific requirement within the Core Strategy or in a Design SPD that new facilities and services should be designed to reduce crime and the fear of crime.
- Require development proposals to engage in pre-application discussions with the local community with regard to the design and content of any new facilities and services
- Actively promote the use of local companies in the construction of new development
- The active promotion of community facilities and services in nearby tourist accommodation
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling

- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy GI: Green Infrastructure, Recreation and Sports Facilities

Summary: This policy assists supports provision of new facilities and services and safeguards existing ones for sports, recreation and open space. This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to provide and retain community facilities and services in all settlements, thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of additional sports facilities over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. However, protection of green spaces will offset this. Consequently, the policy has been assessed as having an overall neutral effect on these objectives. The policy has also been assessed as having neutral effects on the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of short-term construction-related impacts.

Mitigation:

- Include a specific requirement within the Core Strategy or in a Design SPD that new facilities and services should be designed to reduce crime and the fear of crime.
- Require development proposals to engage in pre-application discussions with the local community with regard to the design and content of any new facilities and services
- Actively promote the use of local companies in the construction of new residential development
- The active promotion of community facilities and services in nearby tourist accommodation
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy FR: Flood Risk

Summary: This policy sets out the requirements to address flood risk in Purbeck through the

sequential approach as set out in the SFRA. It also sets out requirements for a flood risk assessment and makes reference to SuDs. The policy has been assessed as having positive effects in relation to a number of objectives due to its potential to reduce residents' vulnerability to flooding and to protect Purbeck's existing built heritage.

Mitigation:

SFRA to be regularly updated

Policy GP: Groundwater Protection

Summary: This policy sets out the requirements to address protection of groundwater, both quality and quantity. It has been assessed as having positive effects with reference to water pollution.

Mitigation:

None identified

Policy CE: Coastal Erosion in Swanage

Summary: This policy reflects the requirements of the draft Shoreline Management Plan (SMP2) which has identified areas of coastline where there will be no active intervention. No development will be permitted in such zones. Any development within 400 metres of the coastline will need to demonstrate how water can be discharged without affecting stability. The policy has been assessed as having positive effects with reference to protection of Purbeck's landscape, planning for climate change, and thus positive impacts on residents' health and on Purbeck's tourism.

Mitigation:

None identified

Policy SD: Sustainable Design

Summary: This policy supports high quality design in all development, with particular criteria such as site layout, building materials and Building for Life standards. No negative impacts have been identified with this policy, and a number of positive impacts relate to social, economic and environmental objectives by ensuring quality of life for residents through good quality design.

Mitigation:

- Include a specific requirement within the Core Strategy or in a Design SPD that new development should be designed to reduce crime and the fear of crime
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote the use of local companies in the construction of new development
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate

water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy REN: Renewable Energy

Summary: This policy encourages the sustainable use of energy and sets out criteria to assess renewable energy applications. It also sets out a threshold of 10 dwellings for use of decentralised and renewable or low-carbon sources.

Mitigation:

- Include a specific requirement within the Core Strategy or in a Design SPD that new development should be designed to reduce crime and the fear of crime
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote the use of local companies in the construction of new development
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy LHH: Landscape, Historic Environment and Heritage

Summary: This policy protects the District's landscape, historic environment and heritage and sets out exceptions to this. This policy has been assessed as have a positive effect on Purbeck's landscape and heritage

Mitigation:

- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the

development.

- Actively promote the use of local companies in the construction of new development
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy ELS: Employment Land Supply

Summary: This policy sets out the following sites: Holton Heath 8ha, Admiralty Park 5ha, Dorset Green 20ha, Prospect Business Park 1.2ha, as well as smaller sites in some key service villages.

Increased employment supply is expected to generate some positive effects in relation to employment opportunities. These effects are likely to be felt both in the short term and in the longer term as the influx of new businesses helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of employment supply over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools

- Implementation of Travel Plan for Dorset Green, including shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy ELS: Employment Land Supply

Summary: This policy sets out the following sites: Holton Heath 8ha, Admiralty Park 5ha, Dorset Green 20ha, Prospect Business Park 1.2ha, as well as smaller sites in some key service villages.

Increased employment supply is expected to generate some positive effects in relation to employment opportunities. These effects are likely to be felt both in the short term and in the longer term as the influx of new businesses helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of employment supply over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given

the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plan for Dorset Green, including shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy ELS11: Employment Land Supply

Summary: This policy sets out 11ha supply at the following locations: Holton Heath, Admiralty Park, Dorset Green, Prospect Business Park, as well as smaller sites in some key service villages.

Increased employment supply is expected to generate some positive effects in relation to employment opportunities. These effects are likely to be felt both in the short term and in the longer term as the influx of new businesses helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and

future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of employment supply over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plan for Dorset Green, including shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy ELSsw: Employment Land Supply

Summary: This policy sets out the following sites: Holton Heath 8ha, Admiralty Park 5ha, Dorset Green 20ha, Prospect Business Park 1.2ha, an additional 1ha in Swanage and an additional 1ha in Wareham, as well as smaller sites in some key service villages.

Increased employment supply is expected to generate some positive effects in relation to employment opportunities. These effects are likely to be felt both in the short term and in the longer term as the influx of new businesses helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of employment supply over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plan for Dorset Green, including shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Promote new sites to green technology businesses

- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy E: Employment

Summary: This policy supports new employment provision within the towns and key service villages and safeguards employment land. This policy is assessed as having some positive effects in relation to employment opportunities. These effects are likely to be felt both in the short term and in the longer term as the influx of new businesses helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new development in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

The provision of employment supply over the plan period is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plan for Dorset Green, including shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy TA: Tourist Accommodation and Attractions

Summary:

This policy supports new tourist accommodation and the safeguarding of existing accommodation. It also steers new tourist attractions towards towns and major villages. Increased accommodation is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new accommodation and in the longer term as the influx of new tourists helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus new accommodation in key settlements thereby both supporting the viability of existing communities and ensuring accessibility to other tourist attractions.

The provision of additional tourist accommodation and attractions is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the tourist development.
- Actively promote the use of local companies in the construction of new tourist development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate

Policy TA: Tourist Accommodation and Attractions

water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy MOD: Military Needs

Summary:

This policy supports development on MOD land for operational purposes and refers to Bovington and Lulworth camps. Increased MOD development is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new accommodation or facilities and in the longer term as the influx of new MOD workers helps support the viability of existing, and encourage the location of new, businesses such as retail.

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks to focus MOD development in Bovington and Lulworth thereby both supporting the viability of these existing communities.

The provision of additional MOD development is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of construction related impacts. However, given the scale of development proposed and mitigation measures afforded by other policies contained within the Core Strategy, it is considered that the negative effects identified will not be significant.

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement within a Design SPD for new development to be designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the tourist development.
- Actively promote the use of local companies in the construction of new MOD development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Inclusion of a specific requirement in the Core Strategy for new developments to incorporate

Policy MOD: Military Needs

water efficiency measures.

- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings to Code for Sustainable Homes Level 4 or higher.
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for community heat and power facilities in larger developments
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts (e.g. through the use of temporary barriers)

Policy MCZ: Minerals Consultation Zone

Summary:

This policy supports safeguarding of land around minerals areas to ensure that development will not take place that could jeopardise the potential for future minerals exploration. The policy has been assessed as having a positive effect in relation to employment and creating opportunities for work and acquiring skills in this field of work.

Mitigation:

No mitigation measures have been identified.

Policy IAT: Improving Accessibility and Transport

Summary:

This policy has a number of criteria for development that ensures development proposals are located in the most accessible locations, and with potential for sustainable travel modes.

This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events as well as employment.

The policy is also assessed as positive in that it is likely to have a positive effect on objectives to minimise land, air and light pollution and energy consumption as a result of reducing the need to travel by car. The policy has also been assessed as having positive effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of potential reduction in road-building and road improvements.

Mitigation:

No additional mitigation measures have been identified

Policy ATS: Implementing and Appropriate Transport Strategy for Purbeck

Summary:

This policy seeks to implement the Purbeck Transportation Strategy, which contains sustainable transport elements such as provision of cycling routes, and improved transport interchanges.

This policy is expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning,

Policy ATS: Implementing and Appropriate Transport Strategy for Purbeck

training, skills and cultural events as well as employment.

The policy is also assessed as positive in that it is likely to have a positive effect on objectives to minimise land, air and light pollution and energy consumption as a result of reducing the need to travel by car. The policy has also been assessed as having positive effects in relation to health and the protection and enhancement of Purbeck's landscape and townscape and cultural and historic assets primarily as a result of potential reduction in road-building and road improvements.

Mitigation:

No additional mitigation measures have been identified

5.2 Summary of assessment of each policy against SA objectives

Those policies in bold are contained within the pre-submission document. Those in italics are not included in the pre-submission document, but are presented as alternative options.

Table 5.1: Assessment matrix

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 &	Reduce vulnerability to flooding and sea level rise & plan for climate	Protect & enhance habitats and species?*	Protect & enhance Purbeck's unique landscape & townscape, & cultural &	Reduce water consumption?*	Reduce waste & minimise energy consumption & greenhouse gas	Minimise land, water, air, light, & noise pollution?*
Development Options (pre-2009 consultation)															
<i>Focus development at Upton</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Edge of Wareham</i>	+	+	+	n	+	+	+	n	++	n	--	-	-	-	-
<i>Focus growth at Swanage</i>	+	+	+	n	+	+	+	n	+	n	n	-	-	-	-
Preferred Option	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Proportionate Development</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Dispersal to all settlements</i>	+	+	+	n	+	+	+	n	--	n	n	n	-	-	-
<i>Improve self-sufficiency of Wool</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Improve self-sufficiency of Bere Regis</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Improve self-sufficiency of Lytchett Mat.</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
Sites consulted on (June 2010)															
<i>Bere Regis Site A</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site B</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site C</i>		n/a	n	n	+	+	+	n/a	n	n	n	n	-	-	-
<i>Bere Regis Site D</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site E</i>	+	n/a	+	n	+	n/a	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site A</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site B</i>	+	+	+	n	+	+	+	n	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 &	Reduce vulnerability to flooding and sea level rise & plan for climate	Protect & enhance habitats and species?	Protect & enhance Purbeck's unique landscape & townscape, & cultural &	Reduce water consumption?	Reduce waste & minimise energy consumption & greenhouse gas	Minimise land, water, air, light, & noise pollution?
	Lytchett Matravers Site C	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	<i>Lytchett Matravers Site D</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	<i>Lytchett Matravers Site E</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	<i>Swanage Site A</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	Swanage Site B	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	<i>Swanage Site C</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	Swanage Site D	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	Upton – Policemans Ln	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	Wareham (Area A)	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	<i>Wareham (Area B)</i>	+	+	+	n	+	+	+	n	+	+	n	n	-	-	-
	<i>Wool Site A</i>	+	+	+	n	+	+	+	n	-	n	n	n	-	-	-
	<i>Wool Site B</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	<i>Wool Site C</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	<i>Wool Site D</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
	Spatial Policies															
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	-	-	-
	Spatial Objective 1															
LD	General Location of Dev	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
CO	Countryside	+	n	n	n	n	n	n	+	n	n	+	++	n/a	n	n
GB	Green Belt	+	n	n	n	n	n	n	+	n	n	+	++	n/a	n	n
	Spatial Objective 2															
HS	Housing Supply	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
AHT	Aff. Housing Tenure	+	++	+	n	+	+	+	n	+	n	n	n	-	-	-
AH	Affordable Housing	+	++	+	n	+	+	+	n	+	n	n	n	-	-	-
AHO 4	<i>Affordable Housing – 2004 Local Plan</i>	+	-	+	n	+	+	+	n	+	n	n	n	-	-	-
AHL	<i>Affordable Housing – Lower threshold</i>	+	++	+	n	+	+	++	n	+	n	n	n	-	-	-
RES	Rural Exception Sites	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
GT	Gypsies Travellers & Travelling showpeople	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
WHN	Wider Housing Needs	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	Spatial Objective 3															
BIO	Biodiversity and Geodiversity	++	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	++	++	n/a	n/a	+
DH	Dorset Heaths International Designations	++	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	++	++	n/a	n/a	+
	Spatial Objective 4															
RFS W	Retail Floor Space Supply (Wareham)	+	n/a	+	n/a	-	+	n	-	-	+	-	-	-	-	-
RFS S	Retail Floor Space Supply (Swanage)	+	n/a	+	n/a	-	+	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 &	Reduce vulnerability to flooding and sea level rise & plan for climate	Protect & enhance habitats and species?	Protect & enhance Purbeck's unique landscape & townscape, & cultural &	Reduce water consumption?	Reduce waste & minimise energy consumption & greenhouse gas	Minimise land, water, air, light, & noise pollution?
RFS WS	Retail Floor Space Supply (both)	+	n/a	+	n/a	-	+	n	-	-	+	-	-	-	-	-
RP	Retail provision	+		+		+	+	+	+	+	n/a	n/a	+	-	-	-
CF	Community Facilities and Services	++	n/a	+	++	++	+	+	n/a	+	n	n/a	n	-	-	-
GI	Green Infrastructure, Recreation & Sports Facilities	++	n/a	+	++	++	+	+	n/a	+	n	+	n	-	-	n
	Spatial Objective 5															
FR	Flood Risk	+	+	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	++
CE	Coastal Erosion in Swanage	+	+	n/a	n/a	n/a	n/a	+	+	n/a	++	+	+	n/a	n/a	++
	Spatial Objective 6															
SD	Sustainable Design	+	+	n/a	++	+	n/a	+	+	n/a	++	+	+	++	++	+
REN	Renewable Energy	+	+	n/a	++	n/a	n/a	+	+	n/a	++	n/a	-	n/a	++	n
	Spatial Objective 7															
LHH	Landscape, Historic Environment and Heritage	++	--	n/a	+	+	n/a	n/a	++	n/a	+	+	++	n/a	n/a	+
	Spatial Objective 8															
ELS	Employment Land Supply 35ha	+	n/a	+	+	+	++	+	n	-	n	n	n	-	-	-
ELS 11	Employment Land Supply 11.5ha	+	n/a	+	+	+	+	+	n	n	n	n	n	-	-	-
ELS +	Employment Land Supply 35+2ha	+	n/a	+	+	+	++	+	n	n	n	n	n	-	-	-
E	Employment	+	n/a	+	+	+	++	+	n	n	n	n	n	-	-	-
TA	Tourist Accommodation and Attractions	+	n/a	+	n	+	++	+	+	-	n	n	n	-	-	-
MOD	Military Needs	+	+	+	n	+	++	+	n	n	n	n	n	-	-	-
CZ	Consultation Zones	n/a	n/a	+	n/a	n/a	+	+	n	n/a	n/a	n	n	n/a	n	n
	Spatial Objective 9															
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	++	++	++	++	n/a	++	++

5.3 Summary of each SA objective

How does the Core Strategy assist in the objective to improve health and promote healthy lifestyles?

This is addressed in several different ways, in particular through the plan's focus on the quality of both the natural and built environment. A good quality environment, with green spaces and attractive landscape promotes both physical and mental well-being. Health is also addressed with the proposals for compact, self-contained communities in which people can access basic services and facilities on foot.

Negative impacts on health are more likely to arise through cumulative impacts of, for example, an increase in noise and light pollution and stress on communities through additional development and changing surroundings. Indeed, this cumulative impact is already being felt in parts of Purbeck and the trend is likely to continue.

Potentially significant beneficial effects: Sites with good access to everyday facilities and with potential for Green Infrastructure and SANGs.

Potentially significant negative effects: Sites which are not within walking distance of everyday facilities or which are not on a good bus route.

How does the Core Strategy help make suitable and affordable housing available to everyone?

The document presents a clear view on the issue of affordable housing and how it can best be addressed within the constraints of the planning system itself. It is likely that the provision of social housing and of cheaper market housing will be of benefit to local people. Factors beyond the control of planning may exacerbate the problem, such as increasing popularity of buying houses as an investment, but this is by no means certain. Increasing densities may also assist in providing more housing at the less expensive end of the market.

The current economic climate may make affordable housing more difficult to achieve in the short-term. The policy suggests a threshold of three dwellings. Many planning applications within Purbeck will fall under this threshold and affordable housing will not be delivered in these cases.

Greenfield sites such as those consulted on present a good opportunity to provide low-cost market housing and a good supply of affordable (social) housing.

Potentially significant beneficial effects: All sites will lead to the increase of provision of affordable housing and or low-cost market housing.

Potentially significant negative effects: None identified

How does the Core Strategy assist in the objective to give everyone access to learning, training, skills and cultural events?

The document is strong in addressing problems of accessibility and employment. Dealing with the latter is likely to assist in providing access to training and the acquisition of skills. Promotion of community facilities may improve access to cultural events and to learning.

Potentially significant beneficial effects: Sites in the major towns of Wareham and Swanage, where most facilities are located, are most able to meet this objective.

Potentially significant negative effects: None identified

How does the Core Strategy assist in the objective to reduce crime and fear of crime?

A good quality built environment and attractive surroundings can go some way to achieving this objective. A major factor in crime and anti-social behaviour is from boredom and from lack of facilities. This document addresses the provision of community facilities as well as the provision of areas of recreation and public open space. It also looks at options for good design in which streets are appropriately overlooked and in which the potential for crime is “designed out”.

Potentially significant beneficial effects: Policy on Sustainable Design

Potentially significant negative effects: None identified

How does the Core Strategy assist in the objective to promote stronger, more vibrant communities?

The Core Strategy sets out the importance of self-contained communities in which basic facilities are on hand and in which the need to travel out of the community is reduced, thereby giving people a wider choice and not forcing them to travel for essential services and provisions. The relative inaccessibility of Swanage, for example, has led to a high degree of self-containment, and the document quite rightly continues to promote this self-containment through provision of additional housing and employment within the town.

Potentially significant beneficial effects: Sites that can assist in the provision of community facilities and that can provide additional green space in the form of Green Infrastructure or SANGs.

Potentially significant negative effects: Sites that are not well-related to the settlements of which they form part.

How does the Core Strategy assist in the objective to improve employment opportunities in Purbeck?

The document is strong in employment options, in particular looking at alternatives to tourism as well as strengthening the existing role of tourism. It also recognises that different parts of the district have different needs. The conversion of redundant buildings needs to be addressed with care, as these locations could be unsustainable. Larger employment sites have better potential to attract on-site services such as a small general store as well as the opportunity to produce travel plans. Swanage and Wareham are particularly well-located. The continuing emphasis on self-containment and additional services and facilities will assist in achieving this objective.

Potentially significant beneficial effects: the promotion of housing that is likely to attract families in employment. This may in turn attract additional employment to the area.

Potentially significant negative effects: None identified.

How does the Core Strategy assist in the objective to reduce poverty and help everyone afford a good standard of living?

The Core Strategy assists in this objective with its emphasis on affordable housing and on more employment opportunities. The Core Strategy policies that assist in reducing the need to travel also assist in reducing poverty and helping everyone afford a good standard of living. Well-built, sustainable design helps those who spend a large percentage of their income on heating their homes. The promotion of low-cost market housing and social housing will assist in raising the standard of living.

Potentially significant beneficial effects: Sites which are most accessible on foot to everyday facilities and services, leading to reduced travel costs

Potentially significant negative effects: Sites not accessible on foot to everyday facilities and services

How does the Core Strategy assist in the objective to assist in the objective to harness the economic potential of tourism in a sustainable way?

The document clearly sets out the intentions for the tourist economy, recognising the importance it plays and the pressures it puts on the area. The options promoting transport interchanges and the enhancement of existing facilities and accommodation will assist in the achievement of the SA objective. The negative effects are likely to be in the area of transport, a reflection of the nature of tourism in the area, which can be in places that are poorly served by public transport. The document supports enhancements where it can, such as transport interchanges, which will at least address tourism in the more accessible areas and strengthen future opportunities for transport provision should the political climate in the UK change. The strengthening of the self-containment of Swanage, together with support for retention of hotel facilities, will play some part in achieving sustainable tourism in the district.

Potentially significant beneficial effects: None identified

Potentially significant negative effects: None identified

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

The document is strong on accessibility and self-containment. It promotes communities in which residents and visitors can access basic services without the need to travel. The options are realistic and appear to be achievable. The policy on the Purbeck Transportation Strategy may lead to the A351 becoming a more cycle-friendly route between Wareham and the conurbation.

Potentially significant beneficial effects: Sites which are most accessible on foot to everyday facilities and services. Sites on good bus routes may also be of benefit.

Potentially significant negative effects: Sites not accessible on foot or by public transport to everyday facilities and services

How does the Core Strategy assist in the objective to reduce vulnerability to flooding and sea level rise and plan for climate change?

The document addresses flooding through options on development in the floodplain and use of Sustainable Drainage Systems (SuDs). Flood risk is addressed directly through an option which places specific constraints on development in vulnerable areas, reflecting guidance in PPS25. Sea level rise is likely to result in coastal erosion and loss of freshwater habitat around Poole Harbour. There is little that the document can do to address the latter, while the former is already addressed through the Heritage Coast policies which protect the coast from inappropriate development. The document indirectly plans for climate change in the way it promotes self-contained communities and reduction in the need to travel. It also indirectly assists in carbon-fixing through the promotion of green infrastructure, green belt, local environmental designations and landscape designations.

Continual liaison with the Environment Agency has taken place to ensure that the Strategic Flood Risk Assessment and Flood Risk policies accord with PPS25.

No sites in the floodplain have been put forward for consideration. Sites in coastal areas are not sites that are affected by coastal erosion.

Potentially significant beneficial effects: Sites that are least affected by issues of surface water run-off.

Potentially significant negative effects: No specific sites identified, although individual sites will need to demonstrate that they can deal with surface water run-off.

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

As protective measures for Natura 2000 sites and national designations are set out in national guidance, the Options are set out to protect and enhance local designations, as well as options for green linkages and for enhancement of landscape. The options are pro-active. Many aspects of the planning system have the potential to impact on habitat, such as water pollution, water consumption, location of development, provision of sites for recreation that take pressure off valuable habitat.

A policy on achieving a joint Heathland Mitigation Plan DPD sets how Natura 2000 sites will be protected.

None of the sites promoted are within 400m of heathland. The Preferred Option itself has been subject to a Habitats Regulations Assessment. Impact on the ecology of other sites has been taken into account in the consultation process, and where the relevant consultees have concerns, these will be addressed.

Potentially significant beneficial effects: Those sites that have least impact on protected sites

Potentially significant negative effects: None identified

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

The document addresses the issues of Purbeck's environment, both built and natural. With design embedded in the Core Strategy, complemented with good DC design policies, Purbeck's Core Strategy should make a difference to this objective.

How does the Core Strategy assist in the objective to reduce water consumption?

While Purbeck is not in the driest part of the UK, water provision is likely to become more of a problem through climate change, leakages and lack of water metering of existing housing stock. This, however, is outside the scope of spatial planning. Water efficiency is addressed in an option suggesting the incorporation of water efficiency measures and use of sustainable drainage systems. There is also a policy to safeguard groundwater, which is an important source of drinking water in Purbeck. Development Management policies cover design and sustainable buildings.

How does the Core Strategy assist in the objective to reduce waste and minimise energy consumption and greenhouse gas emissions?

The Core Strategy will assist in a reduction in greenhouse gas emissions. As the fastest-growing area of emissions is now through transport, the document is right to have as its focus the need for self-containment and the provision of alternatives to car-dependency. Some of the existing employment sites, for example at Winfrith and Holton Heath are not well-served by public transport and put additional pressure on congested roads.

Potentially significant beneficial effects: Sites which are most accessible on foot to everyday facilities and services. Sites on good bus routes may also be of benefit.
Potentially significant negative effects: Sites not accessible on foot or by public transport to everyday facilities and services.

How does the Core Strategy assist in the objective to minimise land, water, air, light, and noise pollution?

Through Sustainable Drainage Systems (SuDs) and groundwater protection policies, the options address some aspects of potential pollution. While there are no areas in the district that have reached the stage of being Local Air Quality Management Areas, the A351 through Sandford does have a problem with congestion and if this is not addressed the air quality could worsen. Environmental enhancements at Sandford as set out in Policy ATS would go some way to preventing the eventual build-up of traffic again, depending on how they are achieved, and would assist in promoting health in

this community. The document sets out options regarding design which may mitigate against noise and light pollution from additional development.

Chapter 6: Recommendations and Conclusions

6.1 Sustainability Strengths

The SA has always been clear that there is no easy or obvious place for development in Purbeck. The best that can be done locally is to offset impacts as much as possible, and Purbeck's Core Strategy has done a good job in difficult circumstances to promote social, environmental and economic benefits.

The sustainability strengths of the document can be summarised as follows:

Sustainability strengths of Purbeck's Core Strategy

- Emphasis on achieving sustainable communities, based on settlement role and function.
- Recognition that even within a small district, different areas have different characteristics, constraints and opportunities.
- The 5 spatial areas work well to emphasise the role the key service villages and how the villages around them depend on their services and facilities
- Promotion of additional facilities and services and retention of existing ones.
- Aim to encourage housing development and rural exception sites near to services and facilities.
- Proposals to remove settlement boundaries of smaller settlements would assist in affordable housing provision
- Proposed criteria-based policies on accommodation for gypsies and travellers and on location of rural exception sites could assist in making these locations more sustainable.

6.2 Sustainability Weaknesses

Sustainability weaknesses of Purbeck's Core Strategy

- Levels of housing growth are likely to have cumulative impact on the environment and on energy consumption, as well as noise pollution and light pollution.
- Provision of facilities such as GP surgeries and schools are out of the control of planning policy and can be affected by many factors, including the current economic climate.
- There is a focus on problems on the A351, but other roads such as A352, A35 and A31 are likely to be adversely affected by cumulative growth in traffic.
- The current economic climate could affect delivery of affordable housing.
- Viability testing on affordable housing may require updating to reflect the current economic climate.
- The threshold of three dwellings for affordable housing could be even lower, ensuring the provision of affordable housing is maximised
- Climate change could offset any enhancement to habitat and could lead to

Sustainability weaknesses of Purbeck's Core Strategy

increased vulnerability to flooding.

- Additional housing and employment at Key Service Villages continues to remain a concern, as set out in the SA for *Preferred Options 2006*

6.3 Making the Core Strategy more sustainable

The level of development proposed, while not large, is not insignificant in view of the nature of Purbeck. Any development proposed would be sustainable if it could be delivered so that it benefited those most in need, helped to reduce traffic and greenhouse gas emissions, and did not result in a loss of biodiversity or access to amenity land. If this is applied, then growth in Purbeck will be more sustainable.

It is unclear at this stage what community facilities and services can be delivered. Small-scale cumulative development cannot be assumed to deliver additional facilities and services needed or wanted by local communities. Further work is needed with developers and landowners to firm up these proposals in later DPDs.

6.4 Monitoring

SA monitoring should involve measuring indicators which enable a link to be established between implementation of the Core Strategy and the likely significant effects being monitored. Potential indicators are contained within the baseline data (**Appendix 15**)

Table 6.1: Monitoring

The SA will look for:	Decision-making criteria	Main indicators
IMPROVING HEALTH AND WELL-BEING		
HEALTH: Objective: Improve health and promote healthy lifestyles		
<p>-Development that contributes to positive wellbeing through pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.</p> <p>-Development that avoids exposing poorer people to more pollution or noise, and that gives all access to leisure and recreation</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • improve health? • reduce health inequalities? • promote healthy lifestyles, especially routine daily exercise? • promote the countryside as a recreation resource that is accessible to all? • encourage provision of outdoor recreation? 	<ul style="list-style-type: none"> • Male life expectancy • Female life expectancy • % of people with limiting long-term illness • % of people with limiting long-term illness who are working age • % of people describing their health as good • % claiming 30 mins of moderate physical activity at least 3 days per week • % of adults satisfied with local sports provision • % of children in reception years in Purbeck schools classed as obese • Teenage conception rate per 1,000 females aged 15-17
HOUSING: Objective: Help make suitable and affordable housing available for everyone		

The SA will look for:	Decision-making criteria	Main indicators
<p>-Development that provides housing in accordance with the housing needs survey.</p> <p>-Development which maximises provision of affordable housing and forms of shared ownership.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • help make suitable housing available and affordable for everyone? • protect social housing from being “sold off” at a later date? 	<ul style="list-style-type: none"> • % second homes • % of empty homes • Social housing completions • Total housing completions • % of affordable housing built • % of households unable to buy a property at the lower end of the market • House price to household income
PERSONAL DEVELOPMENT: Objective: Give everyone access to learning, training, skills, and cultural activities		
<p>-Quality and accessibility of schools, colleges, libraries.</p> <p>-Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision as part of regeneration efforts.</p> <p>-Affordable housing for key workers.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • equip people for economic success? • encourage personal development? • increase engagement in cultural activities? • raise educational achievement levels? • help everyone acquire the skills need to find and remain in work? 	<ul style="list-style-type: none"> • % of people achieving 5 of more grades A* - C at GCSE level • % of population educated to degree level • % of 16-18 year olds not in employment, education or training • % of adults with poor literacy skills • % of adults with poor numeracy skills • GCSE pass rate: Lytchett Minster School • GCSE pass rate: Purbeck School • % of residents aged 16-74 with no qualifications
PROVIDING STRONG COMMUNITIES		
CRIME: Objective: Reduce crime and fear of crime		
<p>-Development that designs crime out, eg by providing passive surveillance, avoiding ‘dead’ spaces and times.</p> <p>-Development that improves facilities, in particular for young people</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • assist in the reduction of crime and fear of crime? 	<ul style="list-style-type: none"> • Violent crime per 1,00 population • Burglary per 1,000 population • Vehicle crime per 1,000 population • Criminal damage per 1,000 population • Number of anti-social behaviour incidents per 1,000 population
COMMUNITY: Objective: Promote stronger, more vibrant communities		
<p>Patterns of development that allow people to meet more needs within local communities and</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • help to foster mutual trust, self help and reduce the 	<ul style="list-style-type: none"> • % of villages with access to a PO • % of villages with a school

The SA will look for:	Decision-making criteria	Main indicators
<p>reduce the need to travel. Support for local trading schemes. Maintenance and enhancement of businesses meeting local needs. Encouragement for farmers' markets and farm shops.</p>	<p>amount people need to travel away from their homes?</p> <ul style="list-style-type: none"> • contribute to resilience and community strength? • contribute to more local expenditure on goods and services? • maintain and protect the local culture, traditions and civic pride? • increase engagement in the local community? 	<ul style="list-style-type: none"> • % of villages with village hall • % of parishes with adopted parish plan • % of villages without a general store • % of residents satisfied with their local area as a place to live.
DEVELOPING A SUSTAINABLE ECONOMY		
WORK: Objective: Improve employment opportunities in Purbeck		
<p>Availability of employment that people find attractive; Development that includes the potential for local businesses</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • help to provide job satisfaction? • ensure high and stable levels of employment? • stimulate economic activity in Purbeck? • help sustain economic growth and competitiveness? • facilitate diversification of the rural economy? • facilitate promote home-working and live-work units? • combine economic enterprise with countryside management and conservation objectives? • recognise Purbeck's uniqueness and potential as a centre of excellence for countryside management? 	<ul style="list-style-type: none"> • Unemployment rate (claimant count) • % of workforce employed in knowledge drive sector • % of Grade 1 Agricultural Land • % of Grade 2 Agricultural Land.
LIVING STANDARDS: Objective: Reduce poverty and help everyone afford a good standard of living		
<p>-Whether lower incomes are enough to buy a reasonable standard of living - taking account of (eg) housing and travel costs. -Avoidance of kinds of economic development that raise housing costs or make people on lower incomes have to spend more on car travel or buying services commercially that used to be public or mutual.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • help to reduce cash costs such as need to travel, high housing costs and so on? • level up cash incomes? • acknowledge the problem of hidden rural deprivation? 	<ul style="list-style-type: none"> • Mean weekly pay (f-t) workplace based • Median weekly pay (f-t) workplace based • Mean weekly pay (f-t) residence based • Median weekly pay (f-t) residence based • Headline GVA • Average workplace based earnings (as % of GB average)

The SA will look for:	Decision-making criteria	Main indicators
		<ul style="list-style-type: none"> • Average residence based earnings (as % of GB average) • House price to income ratio • % of households categorised as “wealthy achievers” • % of households categorised as of “moderate means” or “hard pressed” • % of children living in families receiving means-tested benefits
TOURISM: Objective T: Harness the potential of tourism in a sustainable way		
<p>-Development that avoids unnecessary dependence on long distance trade and travel.</p> <p>-Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.</p> <p>-Promotion of ‘non car’ options for tourism.</p> <p>-Development that will encourage people to stay overnight in Purbeck rather than visit as a day trip</p> <p>-Promotion of more sustainable year-round tourism, particularly in coastal and market towns.</p> <p>-Development that does not exacerbate coastal erosion</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • harness opportunities to promote sustainable tourism? • support local tourist business, either directly or indirectly? • promote additional tourist accommodation? • assist in the protection of coast against erosion? • minimise human intervention in the evolution of coastal processes? • conserve and enhance the natural and historic heritage of the coast? • promote the economic value of the coast for the local community? 	<ul style="list-style-type: none"> • No of day visits • No of staying visitor trips • No of hotels and bedspaces • No of guest houses and bedspaces • Minimum occupancy for hotels • Maximum occupancy for hotels • Visitors at Swanage Railway • % of visitors using their car to travel to Purbeck District Council
ACCESSIBILITY: Objective A: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport		
<p>-Development patterns that reduce the need to travel</p> <p>-Avoid developments that generate further road traffic.</p> <p>-Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).</p> <p>- Distance to, and ease of accessing, schools, shops, places of work and recreation.</p> <p>-Quality of local services: having a school within walking distance</p> <p>-Encourage greater use of ICT.</p> <p>-Provision of bus routes and stops, and safe, attractive and</p>	<p>-Does the policy/plan</p> <ul style="list-style-type: none"> • help everyone get access to what they need, while reducing environmental damage? • reduce the need to travel by car? • make public transport, cycling and walking easier and more attractive? • improve accessibility to basic services? • recognise that car travel may be the only realistic option for 	<ul style="list-style-type: none"> • % of households with no car • % of households with 1 car • % of households with 2+ cars • % of people who work who travel to work by train/bus • % of people who work who drive to work • % of people who are passengers in car • % of people who cycle/walk to work • % of people who work from home • % of households within 800m

The SA will look for:	Decision-making criteria	Main indicators
<p>direct routes for cyclists and walkers.</p> <p>-Patterns of development that support their use</p> <p>-Improvement of urban, inter-urban and rural public transport services.</p>	<p>many people?</p>	<p>of an hourly bus service</p> <ul style="list-style-type: none"> • % of population within 30 mins by public transport to a food shop • % of population within 30 mins by public transport of a GP surgery
PROTECTING AND ENHANCING ENVIRONMENTAL QUALITY AND ASSETS		
CLIMATE CHANGE: Objective: Reduce vulnerability to flooding and plan for climate change		
<p>-New development and infrastructure should not be built in areas at risk.</p> <p>-Relocation and managed retreat may be the best option.</p> <p>-Encouraging “going local” through encouraging local farming and local produce</p> <p>-Strengthening of links between ‘wild’ areas to increase adaptation to climate change.</p> <p>-Development that supports farmers’ sustainable stewardship of rural land.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • reduce vulnerability to flooding, sea level rise, coastal erosion and instability? • indicate areas at risk from fluvial or coastal flooding? • protect flood defences and related infrastructure? • reduce vulnerability to an increase in fuel prices? • encourage “going local” through encouraging local farmers and local food production • strengthen links between “wild” areas? • support farmers’ sustainable stewardship of rural land? • take into account possible impacts of climate change? 	<ul style="list-style-type: none"> • % of houses at risk from flooding (1 in 100 year event) • % of houses at risk from flooding (1 in 1,000 year event)
BIODIVERSITY: Objective: Protect and enhance habitats and species		
<p>-Protection not only of designated areas, but of wildlife interest everywhere.</p> <p>-Development that provides public open space to take pressure off sensitive areas.</p> <p>-Development away from heathland.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • protect and enhance habitats and species? • encourage additional public open space? • avoid development near heathland? • recognise and seek to protect and enhance strategic wildlife corridors? 	<ul style="list-style-type: none"> • % of SSSI in favourable condition • % of SNCI in favourable condition • % of SNCI with condition not known
HERITAGE: Objective: Protect and enhance Purbeck’s unique landscape and townscape, & cultural and historical assets		
<p>-Avoiding development that leads to the permanent loss of bio-productive soils</p> <p>-Location and design of</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • promote the conservation and wise use of land? 	<ul style="list-style-type: none"> • % of new homes built on Brownfield • % of conservation areas with

The SA will look for:	Decision-making criteria	Main indicators
<p>development to respect and improve character and settlement setting.</p> <p>-Development and polices that avoid 'suburbanising' the countryside.</p> <p>-Protection of culturally and historically significant assets and qualities - not just designated sites and buildings, but also non-designated such as locally valued features and landmarks</p>	<ul style="list-style-type: none"> • protect and enhance the existing landscape and townscape? • value and protect distinctiveness and increase resilience to external change? • maintain and enhance cultural and historical assets? • ensure appropriate land use in relation to soil and geology? 	<p>published management proposals</p> <ul style="list-style-type: none"> • % of conservation areas in the locality with an up-to-date character appraisal • No of Grade I and 2* listed buildings at risk • % of planning applications that have consulted Archaeologist
WATER: Objective: Reduce water consumption		
<p>-Minimisation of water consumption.</p> <p>-Maximisation of use of rainwater / grey water.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • keep water consumption to a minimum? • have the potential to achieve sustainable water resources management? 	<ul style="list-style-type: none"> • Daily domestic water use per capita • Average water supply leakage per day
ENERGY: Objective: Reduce waste and minimise energy consumption and greenhouse gas emissions		
<p>-Designing buildings to use natural lighting, ventilation and capture the sun's heat.</p> <p>-Use of renewable energy where appropriate.</p> <p>-Greatest possible reuse of old material in new construction; provision for reuse and recycling.</p> <p>-Provision for composting, digestion, recycling in new development.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • include renewable energy production and energy efficient technologies or ways to design out the need to use energy? • minimise consumption and extraction of minerals? • help the waste hierarchy by avoiding creating waste at source? • protect internationally and nationally designated areas from adverse effects of renewable energy? • maximise benefits to local communities from renewable energy projects? 	<ul style="list-style-type: none"> • Average annual domestic consumption of gas in kWh • Average annual domestic consumption of electricity in kWh • Housing efficiency based on HECA Report • Estimate of carbon emissions per capita (tonnes) • Emission of carbon emissions domestic per capita (tonnes) • % of household waste recycled • Kg of household waste collected per head • % of people satisfied with household waste recycling
POLLUTION: Objective: Minimise land, water, air, light, & noise pollution		
<p>-Development that minimises diffuse pollution as well as point source pollution.</p> <p>-Approaches to transport that will reduce traffic emissions.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • protect from land, water, air, light, noise and genetic pollution? • improve existing pollution problems? • encourage re-use and remediation of contaminated 	<ul style="list-style-type: none"> • % of rivers having good biological quality • % of rivers having good chemical quality • No of Local Air Quality Management Areas • No of heavy lorries per day on A351 (Corfe Castle)

The SA will look for:	Decision-making criteria	Main indicators
	land? <ul style="list-style-type: none"> • have the potential to improve water and groundwater quality? • have the potential to improve air quality? 	<ul style="list-style-type: none"> • No of heavy lorries per day on A352 (Wool)

SA monitoring should involve measuring indicators which enable a link to be established between implementation of the Core Strategy and the likely significant effect being monitored. Potential indicators were proposed in the Scoping Report (see Appendix 17). The table below lists the suggested areas for monitoring. The source of the indicators is taken from the baseline data (see Appendix 15). The indicators have been chosen for both their relevance and ease of monitoring. There may be additional indicators that would be useful to have, but at the current time they are not readily available or easy to monitor.

Data Sources:

AMR	Annual Monitoring Report
DEDB	Dorset Environmental Data Book 2005
DERC	Dorset Environmental Records Centre
DDB	Dorset Data Book 2008
DDCRI	Dorset County Council Research and Information Team
PP	Purbeck in Profile 2010
VT	Value of Tourism Study 2005

Table 6.2: Data Sources

Baseline Data (includes data used for monitoring)	Source of Data
Population	DDB
Ecological Footprint – global hectares per person	DCCRI
Improving health and promoting healthy lifestyles	
Male life expectancy	DDB
Female life expectancy	DDB
% of people with limiting long-term illness	AMR
% of people with limiting long-term illness who are working age	AMR
% of people describing their health as good	DDB
% claiming 30 mins of moderate physical activity at least 3 days per week	DDB
% of adults satisfied with local sports provision	DDB
No of people seriously injured on Purbeck's roads between July 2006 and July 2009	PP
% of children in reception years in Purbeck schools classed as obese	PP
Teenage conception rate per 1,000 females aged 15 - 17	PP
No of stretches of road identified in the "top 20" priority list of high-risk roads	PP
Helping make suitable and affordable housing available for everyone	
% second homes	PP
Average household size	DDB
% of empty homes	DDB
Units of social housing sold off	HIP
Social housing completions	DDB
Total housing completions	DDB

Baseline Data (includes data used for monitoring)	Source of Data
% of affordable housing built	DDB
% of households unable to buy a property at the lower end of the market	DDB
House price to household income	DDB
Giving everyone access to learning, training, skills and cultural events	
% of people achieving 5 or more grades A* - C at GCSE level	PP
% of population educated to degree level	PP
% of 16-18 years olds not in employment, education or training	PP
% of adults with poor literacy skills	PP
% of adults with poor numeracy skills	PP
GCSE pass rate: Lytchett Minster School	PP
GCSE pass rate: Purbeck School	PP
% of residents aged 16-74 with no qualifications	PP
Reducing crime and fear of crime	
Violent crime per 1,000 population	AMR
Burglary per 1,000 population	AMR
Vehicle crime per 1,000 population	AMR
Criminal damage per 1,000 population	AMR
No of anti-social behaviour incidents per 1,000 population	AMR
Promoting stronger, more vibrant communities	
% of villages with access to a PO	DCCRI
% of villages with a school	DCCRI
% of villages with village hall	DCCRI
No of completed parish/MCTI plans	PDC
No of parish/MCTI plans completed/progressing	PDC
% of parishes with adopted parish plan	PDC
% of villages without a general store	PP
% of residents satisfied with their local area as a place to live	PP
Improving employment opportunities in Purbeck	
Unemployment rate (claimant count)	AMR
% of workforce employed in knowledge driven sector	PP
% Area of Grade 1 Agricultural Land	DCCRI
% Area of Grade 2 Agricultural Land	DCCRI
Reducing poverty and help everyone afford a good standard of living	
Median weekly pay (f-t) workplace based as % of GB median	DDB
Median weekly pay (f-t) residence based as % of GB median	DDB
Percentage of GB median workplace based	DDB
Percentage of GB median residence based	DDB
No of claimants of unemployment	DDB
GVA per head of resident population	AMR
Average workplace based earnings as % of GB average	AMR
Average residence based earnings as % of GB average	AMR
House price to income ratio	AMR
% of households categorised as “wealthy achievers”	PP
% of households categorised as of “moderate means” or “hard pressed”	PP
Harnessing the economic potential of tourism in a sustainable way	

Baseline Data (includes data used for monitoring)	Source of Data
% of Purbeck workforce employed in tourism	PP
Visitors to Lulworth Cove/Durdle Door per annum	PP
Visitors to Durlston Country Park	PP
Visitors to Corfe Castle	PP
GVA per sector: Hotels and Catering	AMR
Self-catering holiday homes occupancy (mean)	VT
Room occupancy: hotels (mean)	VT
Room occupancy: Purbeck B&Bs (mean)	VT
Helping everyone access basic services, reducing the need to travel by car and encouraging cycling, walking, and use of public transport	
% of households with no car	AMR
% of households with 1 car	AMR
% of households with 2+ cars	AMR
% of people who work who travel to work by train/bus	AMR
% of people who drive to work	AMR
% of people who are passengers in car	AMR
% of people who cycle/walk to work	AMR
% of people who work from home	AMR
% of households within 800m of an hourly bus service	AMR
% of population within 30 mins by public transport to a food shop	PP
% of population within 30 mins by public transport of a GP surgery	PP
Reducing the vulnerability to flooding and sea level rise and planning for climate change	
% of houses at risk from flooding (1 in 100 year event)	DCCRI
% of houses at risk from flooding (1 in 1,000 year event)	DCCRI
No fo planning permissions granted contrary to Environment Agency advice 2007-2008	AMR
Protecting and enhancing habitats and species	
% of Purbeck covered by an environmental designation	AMR
% of Purbeck covered by international designation	AMR
% of Purbeck covered by national designation	AMR
Area of land designated as SACs	DERC
Area of land designated as Dorset SAC Heathland	DERC
Area of land designated as SPA	DERC
Area of land designated as Ramsar	DERC
Combined area SACs, SPA, and Ramsar	DERC
Area of land designated as SSSI	DERC
Area of SSSI in favourable condition	DERC
Area of SSSI in unfavourable (no change) condition	DERC
Area of SSSI in unfavourable (recovering) condition	DERC
Area of SSSI in unfavourable (declining) condition	DERC
Area of SSSI in unfavourable (destroyed) condition	DERC
Area of SSSI in unfavourable (part destroyed) condition	DERC
Area of SSSI condition not assessed	DERC
% of SSSI in favourable condition	DERC
% of SSSI in unfavourable (no change) condition	DERC
% of SSSI in unfavourable (recovering) condition	DERC

Baseline Data (includes data used for monitoring)	Source of Data
% of SSSI in unfavourable (declining) condition	DERC
% of SSSI in unfavourable (destroyed) condition	DERC
% of SSSI in favourable (part destroyed) condition	DERC
% of SSSI condition not assessed	DERC
Area of land designated as SNCI	DERC
Area of SNCI in good condition	DERC
Area of SNCI in good/improving condition	DERC
Area of SNCI in good/declining condition	DERC
Area of SNCI in fair condition	DERC
Area of SNCI in fair/improving condition	DERC
Area of SNCI in fair/declining condition	DERC
Area of SNCI in poor condition	DERC
Area of SNCI in poor/improving condition	DERC
Area of SNCI in poor/declining condition	DERC
Area of SNCI whose condition is unknown	DERC
% of SNCI in good condition	DERC
% of SNCI in good/improving condition	DERC
% of SNCI in good/declining condition	DERC
% of SNCI in fair condition	DERC
% of SNCI in fair/improving condition	DERC
% of SNCI in fair/declining condition	DERC
% of SNCI in poor condition	DERC
% of SNCI in poor/improving condition	DERC
% of SNCI in poor/declining condition	DERC
% of SNCI whose condition is unknown	DERC
Area of land designated as NNR	DERC
Area of land designated as LNR	DERC
Priority Habitat Lowland Heathland 2004	DERC
Area of land designated as RIGS	DERC
Protecting and enhancing Purbeck's unique landscape and townscape and cultural and historical assets	
% of new homes built on Brownfield	DDB
No of conservation areas	PDC
% of conservation areas with an up-to-date character appraisal	PDC
No of Grade I and 2* listed buildings at risk	PDC
Reducing water consumption	
Groundwater Levels (mAOD) for Metro Log Station in Cecily Bridge High SY839 929	EA
Groundwater Levels (mAOD) for Metro Log Stations in White Gate Cottage SY857 818	EA
Groundwater Levels (mAOD) for Metro Log Stations in Bindon Verge SY848 818	EA
Groundwater Levels (mAOD) for Metro Log Stations in Marley Bottom SY807 836	EA
Groundwater Levels (mAOD) for Metro Log Stations in New Buildings SY841 855	EA
Groundwater Levels (mAOD) for Metro Log Stations in Throop SY825 933	EA
Groundwater Levels (mAOD) for Metro Log Stations in Haywards Cottage SY765 994	EA
Reducing waste and minimising energy consumption and greenhouse gas emissions	
% of housing with kerbside recycling	DDB

Baseline Data (includes data used for monitoring)	Source of Data
% of all domestic waste generated in the district that is recycled	PP
Tonnes of waste per resident going to landfill per annum	PP
Minimising land, water, air, light, and noise pollution	
% of rivers having good biological quality	DCCRI
% of rivers having good chemical quality	DCCRI
No of Local Air Quality Management Area	DCCRI
No of heavy lorries per day on A351 (Corfe Castle)	DEDB
No of heavy lorries per day on A352 (Wool)	DEDB
No of pollution incidents recorded in Purbeck per annum (Fly-tipping, vandalism, fires, agricultural run-off, septic tanks, fuel spills)	EA
No of above pollution incidents caused by water industry	EA
No of above pollution incidents caused by manufacturing	EA
No of above pollution incidents caused by agriculture	EA
No of above pollution incidents caused by transport	EA
No of above pollution incidents caused by service sector	EA
No of above pollution incidents caused by waste management	EA
No of above pollution incidents caused by domestic and residential	EA
No of above pollution incidents caused by "other source"	EA
No of above pollution incidents with cause not noted	EA

6.4 Conclusion

As with the now abandoned Regional Spatial Strategy's Strategic Sustainability Appraisal, the tension between growth and sustainability lies at the heart of findings of this SA. As Purbeck must prepare for growth, the LDF should be used to ensure that this growth is delivered as sustainably as possible. It is hard to see how a district can provide 120 additional dwellings per year and increase its GVA without increasing greenhouse gases, without consuming more energy and water, and without causing additional pollution.

If growth in Purbeck could be delivered to benefit those most in need (for example, meeting the need for affordable housing) if it helped to reduce traffic and greenhouse gas emissions, and did not result in a loss of biodiversity and of a high-quality built environment, then such growth would be considered sustainable. However, as stated above, other factors are at play. Provision of affordable housing can be improved, but only by also building to meet some of the demand (rather than need) for market housing – with this demand frequently coming from outside the district. Reduction in traffic and greenhouse gas emissions is unlikely to be achieved. Closure of local facilities makes the achievement of better accessibility even more difficult. Loss of biodiversity through cumulative impact of humans and with climate change is also likely to continue, even with mitigation measures in place. Growth at Poole could lead to additional impact on protected sites.

The strength of the document lies in its focus on self-contained communities and a reduction in the need to travel, and it may be possible to achieve this in part for the local community. However, the desire to travel is likely to increase in line with national

trends and in particular if GVA increases. Thus Purbeck will probably not decrease its greenhouse gas emissions overall until the very long-term, ie beyond the plan period, at which point national policies, trends, and new technologies may address the issue.

Government policies and proposals can hinder the likelihood of achieving sustainable development, for example: seemingly high public transport costs (relative to the car), VAT on building repairs (but not on new build), threatened closures of local services such as libraries and post offices, and many other factors that are outside the control of planning. The result of this is that the Core Strategy may go some way towards making a difference, but potential positive effects may not be felt until some of the more problematic policies of government are addressed.

The following table shows a simplified analysis of what the document is likely to achieve within the plan period, bearing in mind other factors beyond the scope of the spatial planning system.

Within the plan period, is the Core Strategy likely to assist in:	
Improving health & promote healthy lifestyles?	Likely, in view of self-containment of options.
Making suitable housing available and affordable for everyone?	Likely, although not all need could be met.
Giving everyone access to learning, training, skills & cultural events?	Likely, although other factors are at play, including trends in public transport.
Reducing crime & fear of crime?	Likely, in particular through promotion of community facilities and services, as well as provision of jobs. However, the causes of fear of crime are complex.
Promote stronger, more vibrant communities?	Likely, with current options on self-containment
Improving employment opportunities in Purbeck?	Likely, if employers come forward. The supply of land in Purbeck is more than enough to meet demand.
Reducing poverty and help everyone afford a good standard of living?	Likely, through the provision of affordable housing and of additional jobs may assist. However, the causes of poverty are complex.
Harnessing the economic potential of tourism in a sustainable way?	Uncertain. National trends continue to show increase in unsustainable transport patterns which would make this objective difficult to achieve.
Helping everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Uncertain. Self-containment is promoted, but "rationalisation" of services such as libraries continue.
Reducing vulnerability to flooding and sea level rise & plan for climate change?	Uncertain. There are no proposals to build on land at risk of flooding. However, trends in climate change could make this objective difficult to achieve.
Protecting & enhancing habitats and species?	Uncertain, in view of trends in climate change. Some species may be more adaptable than others.
Protecting & enhancing Purbeck's unique landscape & townscape, & cultural & historical assets?	Likely. Despite the additional development, enhancements are possible through good design and landscaping.

Reducing water consumption?	Unlikely in the plan period, in view of national trends of increased consumption
Reducing waste & minimising energy consumption & greenhouse gas emissions?	Unlikely in the plan period, in view of national trends of increased consumption
Minimising land, water, air, light, & noise pollution?	Unlikely in the plan period, in view of national trends