

Appendix 10: Sites consulted on in Leaflet consultation June 2010

Bere Regis Site A

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term some development of Site A in Bere Regis is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Bere Regis on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the District's population increases, particularly in Bere Regis. However, new development may equally support the retention and expansion of Bere Regis' doctors' surgery. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities, thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Some development on this site would provide 50% affordable housing. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable</p>

				housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced: <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	n	n	The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development on Site A will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as more residents are located in here. However, Bere Regis is not on a good public transport network and access to learning and training further afield is more difficult except by private car. Overall, this policy is expected to have a neutral effect on this objective in the medium to long term. No mitigation measures have been identified.
Reduce crime & fear of crime?	n	n	n	Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective. The following mitigation measures could be implemented: <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	The majority of the dwellings to be provided over the plan period in North West Purbeck will be concentrated in Bere Regis, reducing the need to travel as prospective residents use more local services and facilities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability. Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure: <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	Employment provision is proposed for Bere Regis through a site allocations plan. The existing employment allocation for Bere Regis from the 2004 Local Plan (which has not been brought forward) is also likely to be retained. This adds considerably to the employment opportunities in Bere Regis. Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include: <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new employment development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	The concentration of new housing on Site A is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport for everyday facilities and services.

				<p>An element of the new housing provision will be affordable housing, enabling people to live in Bere Regis who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, as well as the provision of additional employment land, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development supported by this policy may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to be minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents on Site A will benefit from good accessibility to everyday services and facilities, in particular Bere Regis surgery and Bere Regis school. Concentrating development in such a key settlement may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant. However, it should be noted that the existing public transport provision in Bere Regis is not sufficient to be used for commuting and for accessing other services and facilities. Most people in Bere Regis would go to nearby towns of Blandford, Poole, Wimborne, Dorchester and Wareham for other facilities.</p> <p>Overall, it is expected that the policy will have a neutral effect through the plan period on this objective due to Bere Regis' good provision of everyday services and facilities, but less good provision of other services and of public transport to access these.</p> <p>Potential mitigation measures include:</p> <ul style="list-style-type: none"> Additional public transport passing through Bere Regis
Reduce vulnerability to flooding and sea level	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the</p>

rise & plan for climate change?				<p>District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. This is particularly pertinent in given the proximity of some settlements to the coast including Swanage that are vulnerable to coastal erosion. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands Mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site A benefits from a high quality landscape despite not being within the Dorset Area of Outstanding Natural Beauty (AONB). New development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that</p>

				<p>development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site A is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for</p>

				<p>increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Bere Regis Site B

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy	-	+	+	In the short term some development of Site B in Bere Regis is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are

lifestyles?				<p>likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAS) within Bere Regis on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the District's population increases, particularly in Bere Regis. However, new development may equally support the retention and expansion of Bere Regis' doctors' surgery. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities, thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Some development on this site would provide 50% affordable housing. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	n	n	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development on Site B will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as more residents are located in here. However, Bere Regis is not on a good public transport network and access to learning and</p>

				<p>training further afield is more difficult except by private car.</p> <p>Overall, this policy is expected to have a neutral effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North West Purbeck will be concentrated in Bere Regis, reducing the need to travel as prospective residents use more local services and facilities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>Employment provision is proposed for Bere Regis through a site allocations plan. The existing employment allocation for Bere Regis from the 2004 Local Plan (which has not been brought forward) is also likely to be retained. This adds considerably to the employment opportunities in Bere Regis.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new employment development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing on Site B is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport for everyday facilities and services.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in Bere Regis who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, as well as the provision of additional employment land, it is not anticipated that such opportunities would serve to reduce inequalities.</p>

				Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures: <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development supported by this policy may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to be minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents on Site B will benefit from good accessibility to everyday services and facilities, in particular Bere Regis surgery and Bere Regis school. Concentrating development in such a key settlement may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant. However, it should be noted that the existing public transport provision in Bere Regis is not sufficient to be used for commuting and for accessing other services and facilities. Most people in Bere Regis would go to nearby towns of Blandford, Poole, Wimborne, Dorchester and Wareham for other facilities.</p> <p>Overall, it is expected that the policy will have a neutral effect through the plan period on this objective due to Bere Regis' good provision of everyday services and facilities, but less good provision of other services and of public transport to access these.</p> <p>Potential mitigation measures include:</p> <ul style="list-style-type: none"> Additional public transport passing through Bere Regis
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. This is particularly pertinent in given the proximity of some settlements to the coast including Swanage that are vulnerable to coastal erosion. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p>

				<p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands Mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site B benefits from a high quality landscape despite not being within the Dorset Area of Outstanding Natural Beauty (AONB). New development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>

Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site B is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for</p>

				<p>development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Bere Regis Site C (employment site)

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	n	n	<p>In the short term some development of Site E in Bere Regis is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Bere Regis on which cumulative air quality effects may be felt.</p> <p>The location of new employment in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Site E is located at a major junction where the A31 (trunk road) and A35 (trunk road west of Bere Regis join). It is likely, therefore, that</p>

				<p>most people will travel to this employment site by car.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new employment to provide jobs. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	n/a	n/a	n/a	
Give everyone access to learning, training, skills & cultural events?	n	n	n	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. New employment may also provide additional training opportunities. However, Bere Regis is not on a good public transport network and access to learning and training would be difficult except by private car.</p> <p>Overall, this policy is expected to have a neutral effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Additional employment in Bere Regis will assist in the use of Bere Regis village as a place for lunchtime shopping, visits to the post office and other lunchtime activities. Two pubs are also within walking distance of the site. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • Require development proposals to engage in pre-application discussions with the local community with regard the design and content of the employment site
Improve employment opportunities in Purbeck?	+	+	+	<p>Employment provision proposed in Bere Regis is based on the existing allocation from the 2004 Local Plan. Although it has not yet been brought forward, it adds considerably to the employment opportunities in Bere Regis.</p>

				Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include: <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new employment development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	New employment opportunities would assist in achieving this objective within Purbeck, although as Bere Regis is at the centre of major commuter routes to areas outside Purbeck, there may well be many residents from outside Purbeck making use of this site. <p>Whilst the policy has the potential to initially generate some employment opportunities related to construction, as well as the provision of additional employment land, it is not anticipated that such opportunities would serve to significantly reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures: <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development </p>
Harness the economic potential of tourism in a sustainable way?				
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	The location of new employment in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Site E is located at a major junction where the A31 (trunk road) and A35 (trunk road west of Bere Regis join). It is likely, therefore, that most people will travel to this employment site by car. Should anyone from Bere Regis itself work at this employment site then accessibility to work on foot or by bicycle will be possible. Proximity to lunchtime food provision for workers on this site would be sustainable, either from the adjoining garage site, or from the centre of Bere Regis itself. <p>Overall, it is expected that the policy will have a neutral through the plan period on this objective due to Bere Regis' good provision of everyday services and facilities, but less good provision of other services and of public transport to access these.</p> <p>Potential mitigation measures include: <ul style="list-style-type: none"> • Additional public transport passing through Bere Regis </p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated. <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects</p>

				<p>could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands Mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site E benefits from a high quality landscape despite not being within the Dorset Area of Outstanding Natural Beauty (AONB). New development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of employment on Site E is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative</p>

				<p>effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new employment will lead to an increase in construction related waste arisings in the short term.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new offices are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that 1,000m² of non-residential floor space will come from low-carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new employment has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a</p>

				<p>result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Bere Regis Site D

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term some development of Site D in Bere Regis is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAS) within Bere Regis on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the District's population increases, particularly in Bere Regis. However, new development may equally support the retention and expansion of Bere Regis' doctors' surgery. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities, thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the</p>

				<p>Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Some development on this site would provide 50% affordable housing. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	n	n	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development on Site D will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as more residents are located in here. However, Bere Regis is not on a good public transport network and access to learning and training further afield is more difficult except by private car.</p> <p>Overall, this policy is expected to have a neutral effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guidethat new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North West Purbeck will be concentrated in Bere Regis, reducing the need to travel as prospective residents use more local services and facilities. The increased use of local services and facilities will in turn raise expenditure, enhancing their</p>

				<p>long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>Employment provision is proposed for Bere Regis through a site allocations plan. The existing employment allocation for Bere Regis from the 2004 Local Plan (which has not been brought forward) is also likely to be retained. This adds considerably to the employment opportunities in Bere Regis.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> Provision of live/work units and promotion of home working Actively promote the use of local companies in the construction of new employment development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing on Site D is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport for everyday facilities and services.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in Bere Regis who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, as well as the provision of additional employment land, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development supported by this policy may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?</p>	<p>n</p>	<p>n</p>	<p>n</p>	<ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents <p>It is anticipated that prospective residents on Site D will benefit from moderate accessibility to everyday services and facilities, in particular Bere Regis surgery and Bere Regis school. Concentrating development in such a key settlement may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant. However, it should be noted that the existing public transport provision in Bere Regis is not sufficient to be used for commuting and for accessing other services and facilities. Most people in Bere Regis would go to nearby towns of Blandford, Poole, Wimborne, Dorchester and Wareham for other facilities.</p> <p>Overall, it is expected that the policy will have a neutral through the plan period on this objective due to Bere Regis' good provision of everyday services and facilities, but less good provision of other services and of public transport to access these.</p> <p>Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Additional public transport passing through Bere Regis • Footpath links to the village centre
<p>Reduce vulnerability to flooding and sea level rise & plan for climate change?</p>	<p>n</p>	<p>n</p>	<p>n</p>	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. This is particularly pertinent in given the proximity of some settlements to the coast including Swanage that are vulnerable to coastal erosion. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
<p>Protect & enhance habitats and species?</p>	<p>n</p>	<p>n</p>	<p>n</p>	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy.</p>

				<p>Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands Mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site D benefits from a high quality landscape despite not being within the Dorset Area of Outstanding Natural Beauty (AONB). New development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site D is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p>

				<p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p>

				<p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Bere Regis Site E (school site)

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term some development of Site E in Bere Regis is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Bere Regis on which cumulative air quality effects may be felt.</p> <p>The location of a new school on this site could reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of pupils.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for the school to attract more walkers and cyclists rather than accessing the site by car.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	n/a	n/a	n/a	
Give everyone access to	+	+	+	The provision of a primary school on this site will increase the accessibility of existing educational facilities

learning, training, skills & cultural events?				<p>and cultural events and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as more residents are located in here. However, Bere Regis is not on a good public transport network and access to learning and training further afield is more difficult except by private car.</p> <p>Overall, this policy is expected to have a positive effect on this objective in the medium to long term.</p> <p>The following mitigation measures have been identified:</p> <ul style="list-style-type: none"> • Provision within new school for other community uses that would facilitate learning and training for all residents
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The provision of a new school provides the opportunity for other community uses which will reduce the need to travel as prospective residents use more local services and facilities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • Engage in pre-application discussions with the local community with regard the design and content of the school • Provision within new school for other community uses that would facilitate learning and training for all residents
Improve employment opportunities in Purbeck?	n/a	n/a	n/a	
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>A new primary school on Site E is expected to increase accessibility which may in turn reduce expenditure by new residents on transport.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, as well as the provision of additional employment land, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of the school

Harness the economic potential of tourism in a sustainable way?	n/a	n/a	n/a	
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>A new primary school on Site E would increase accessibility by being located closer to where most people live than the current school site.</p> <p>Overall, it is expected that the policy will have a positive impact through the plan period on this objective due to its convenient location.</p> <p>Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Footpath links to the village centre and to development close to the old school
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. For example, the nearby SNCI will need to be taken into account.</p> <p>The following mitigation measures have been identified:</p> <ul style="list-style-type: none"> • Enhancement opportunities for the SNCI to be explored
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site E benefits from a high quality landscape despite not being within the Dorset Area of Outstanding Natural Beauty (AONB). Development of a school has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening.</p>

				<p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of a school on Site E is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for the school to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of a new school will lead to an increase in construction related waste arisings in the short term. Once it is occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments

Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of a new school has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of a new school is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of a new school is expected to be located within the existing urban areas which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Encourage the adoption of sensitive lighting at the new school to minimise light spill • Encourage the adoption of high quality construction techniques which minimise noise impacts
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Lytchett Matravers: Site A

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, &	-	+	+	In the short term the development of approximately 50 additional dwellings over the plan period on Site A in

<p>promote healthy lifestyles?</p>				<p>Lytchett Matravers is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Lytchett Matravers on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Site A is only moderately accessible, and may not be considered within good walking distance to Lytchett Matravers' facilities. However, its location is attractive and may add to a sense of well-being.</p> <p>Existing populations, particularly in a village, may initially feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
<p>Help make suitable housing available and affordable for everyone?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed on Site A, 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and</p>

				meet the affordable housing targets set out in the SHMA. the following measure could be introduced: <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. New development in Lytchett Matravers will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Direct footpath provision to centre of village • Implementation of High St enhancements • Implementation of circular walk around the village for dog walkers
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North East Purbeck will be concentrated in Lytchett Matravers, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The provision of employment land in Lytchett Matravers may have a small impact on employment opportunities within this area, although most</p>

				<p>people will naturally commute to Poole.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed in Lytchett Matravers is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development On Site A in Lytchett Matravers may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to be minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Lytchett Matravers has good provision for basic services. Site A may be moderately located for accessibility to basic services on foot for more active people, or by bicycle. Public transport would not be used. In other words, it depends on how active the occupants of the housing are. Centrally locating services and amenities</p>

				<p>should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. For basic services, Site A may be convenient for more active people who enjoy a walk to basic services. However, for employment purposes, it is likely that many people will commute to the Poole/Bournemouth conurbation. This in itself may be an opportunity to promote car-sharing and use of park-and-ride within Poole.</p> <p>Overall, it is expected that the policy will have a neutral effects through the plan period on this objective due to the potential to focus new development within one of Purbeck's most sustainable villages, although out-commuting by car to nearby Poole is inevitable.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Direct, safe, footpath provision to centre of village • Implementation of High St enhancements • Promote car-sharing to Poole • Promote use of park-and-ride at Creekmoor, if it is available
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>There is an issue with surface water flooding in Lytchett Matravers and a flood risk assessment will be required in accordance with the SFRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy.</p>

				<p>Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>Lytchett Matravers has a good population of Great Crested Newts. Other protected species are present in or near to this site.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • A detailed ecological survey would be required, with particular reference to Great Crested Newts.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site A in Lytchett Matravers benefits from a high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>Due to its location on Wimborne Rd, there would be some impact on townscape. This part of Lytchett Matravers has a "rural feel" and development here could change the character quite considerably.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • The design of any new development should retain and respond to historic landscape features such as the field system pattern and hedgerows.
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in North East Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p>

				<p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site A in Lytchett Matravers will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in North East Purbeck has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is</p>

				<p>primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>There is risk of light pollution on this site in view of the rural nature of this part of Lytchett Matravers.</p> <p>Accessibility to basic services is only moderate on Site A. Travel to employment and major services is likely to entail car trips, resulting in additional noise and light pollution.</p> <p>Noise pollution is inevitable during construction.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Lytchett Matravers: Site B

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings over the plan period on Site B in Lytchett Matravers is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Lytchett Matravers on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities</p>

				<p>and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Site B is moderately accessible, and may be considered within walking distance to Lytchett Matravers' facilities. Its location is attractive and may add to a sense of well-being. However, existing populations, particularly in a village, may feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Existing populations, particularly in a village, may initially feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Direct footpath provision to centre of village • Implementation of High St enhancements • Implementation of circular walk around the village for dog walkers
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed on Site A, 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. New development in Lytchett Matravers will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a</p>

				<p>positive effect in relation to this objective over the medium to long term.</p> <p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required.</p> <p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North East Purbeck will be concentrated in Lytchett Matravers, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The provision of employment land in Lytchett Matravers may have a small impact on employment opportunities within this area, although most people will naturally commute to Poole.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p>

				<ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed in Lytchett Matravers is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development On Site A in Lytchett Matravers may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Lytchett Matravers has good provision for basic services. Site A may be moderately located for accessibility to basic services on foot for more active people, or by bicycle. Public transport would not be used. In other words, it depends on how active the occupants of the housing are. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. Lytchett Matravers has good provision for basic services. Site B is moderately located for accessibility on foot. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel</p>

				<p>consumption and emissions. For basic services, Site B scores moderately. However, for employment purposes, it is likely that many people will commute to the Poole/Bournemouth conurbation. This in itself may be an opportunity to promote car-sharing and use of park-and-ride within Poole.</p> <p>Overall, it is expected that the policy will have a neutral effects through the plan period on this objective due to the potential to focus new development within one of Purbeck's most sustainable villages, although out-commuting by car to nearby Poole is inevitable.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Direct, safe, footpath provision to centre of village • Implementation of High St enhancements • Promote car-sharing to Poole • Promote use of park-and-ride at Creekmoor, if it is available
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>There is an issue with surface water flooding in Lytchett Matravers and a flood risk assessment will be required in accordance with the SFRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p>

				<p>Lytchett Matravers has a good population of Great Crested Newts. Other protected species are present in or near to this site. A watercourse runs through site, which should be protected, and enhanced where possible.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • A detailed ecological survey would be required, with particular reference to Great Crested Newts. • Measures to enhance ecological value of any watercourses
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site B in Lytchett Matravers benefits from a high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>While Site B is currently in the greenbelt, development would respect the line of Foxhills Rd to the south, but may have more visual impact than Site C when viewed from Wimborne Rd.</p> <p>The design of any new development should retain and respond to historic landscape features such as the field system pattern and hedgerows.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • The design of any new development should retain and respond to historic landscape features such as the field system pattern and hedgerows.
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in North East Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p>

				<p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site B in Lytchett Matravers will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in North East Purbeck has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p>

				<p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>There is risk of light pollution on this site in view of the rural nature of this part of Lytchett Matravers.</p> <p>Accessibility to basic services is only moderate on Site B. Travel to employment and major services is likely to entail car trips, resulting in additional noise and light pollution.</p> <p>Noise pollution is inevitable during construction.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Lytchett Matravers: Site C

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings over the plan period on Site C in Lytchett Matravers is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Lytchett Matravers on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care</p>

				<p>facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Site C is moderately accessible, and may be considered within walking distance to Lytchett Matravers' facilities. Its location is attractive and may add to a sense of well-being. However, existing populations, particularly in a village, may feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Existing populations, particularly in a village, may initially feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Direct footpath provision to centre of village • Implementation of High St enhancements • Implementation of circular walk around the village for dog walkers
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed on Site A, 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational</p>

& cultural events?				<p>facilities. New development in Lytchett Matravers will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North East Purbeck will be concentrated in Lytchett Matravers, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The provision of employment land in Lytchett Matravers may have a small impact on employment opportunities within this area, although most people will naturally commute to Poole.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and	+	+	+	<p>The concentration of new housing proposed in Lytchett Matravers is expected to increase accessibility to</p>

help everyone afford a good standard of living?				<p>services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development On Site C in Lytchett Matravers may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Lytchett Matravers has good provision for basic services. Site C is well located for accessibility to basic services on foot or by bicycle. Public transport would not be used. In other words, it depends on how active the occupants of the housing are. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. Lytchett Matravers has good provision for basic services. Site C is well-located for accessibility on foot. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. For basic services, Site C scores well. However, for employment purposes, it is likely that many people will commute to the Poole/Bournemouth conurbation. This in itself may be an opportunity to promote car-sharing and use of park-and-ride within Poole.</p>

				<p>Overall, it is expected that the policy will have a neutral effects through the plan period on this objective due to the potential to focus new development within one of Purbeck’s most sustainable villages, although out-commuting by car to nearby Poole is inevitable.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Direct, safe, footpath provision to centre of village • Implementation of High St enhancements • Promote car-sharing to Poole • Promote use of park-and-ride at Creekmoor, if it is available
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>There is an issue with surface water flooding in Lytchett Matravers and a flood risk assessment will be required in accordance with the SFRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck’s Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>Lytchett Matravers has a good population of Great Crested Newts. Other protected species are present in or near to this site. A watercourse to the north of Site C has protected species. Some of the trees on site are</p>

				<p>covered by TPOs, and a detailed ecological survey would be required.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • A detailed ecological survey would be required, with particular reference to Great Crested Newts. • Measures to enhance ecological value of any watercourses
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site C in Lytchett Matravers benefits from a high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>While Site C is currently in the greenbelt, development would respect the line of Foxhills Rd to the south, having little visual impact on greenbelt.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • The design of any new development should retain and respond to historic landscape features such as the field system pattern, hedgerows and the old clay pit..
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in North East Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water

				efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site B in Lytchett Matravers will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in North East Purbeck has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a</p>

				<p>result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>As Site C fits neatly within the settlement, light pollution may be less than with other sites. However, this depends on lighting details. Watercourse to the north of the site could be put at risk of pollutants from development. Site C steers development to the most accessible locations, reducing the need to travel and therefore greenhouse gas emissions. Accessibility to basic services is good on Site C. Travel to employment and major services is likely to entail car trips.</p> <p>Noise pollution is inevitable during construction.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Design to ensure no impact on watercourse to the north
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Lytchett Matravers: Site D

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings over the plan period on Site D in Lytchett Matravers is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Lytchett Matravers on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities</p>

				<p>and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Site D is not particularly accessible on foot to the centre of Lytchett Matravers and its facilities. However, its location is attractive and may add to a sense of well-being. Existing populations, particularly in a village, may feel under stress by proposals for additional development and by the changes to their communities. However, this location on the edge of the village may not be noticed to the same extent as Sites A - C. This part of Foxhills Lane, which is currently popular with walkers, may be adversely affected by additional vehicles. This may affect the area's attraction for walking and cycling and adversely impact on its tranquillity.</p> <p>Existing populations, particularly in a village, may initially feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Direct footpath provision to centre of village • Implementation of High St enhancements • Implementation of circular walk around the village for dog walkers
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed on Site A, 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing

Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. New development in Lytchett Matravers will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North East Purbeck will be concentrated in Lytchett Matravers, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The provision of employment land in Lytchett Matravers may have a small impact on employment opportunities within this area, although most people will naturally commute to Poole.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development

Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed in Lytchett Matravers is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development On Site D in Lytchett Matravers may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Lytchett Matravers has good provision for basic services. However, Site D is poorly located for accessibility to these. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. For basic services, Site D scores poorly. However, for employment purposes, it is likely that many people will commute to the Poole/Bournemouth conurbation</p> <p>Overall, it is expected that the policy will have a minor negative effects through the plan period on this objective. Out-commuting by car to nearby Poole is inevitable and as Site D is at the southern edge of the village, local services and facilities may be bypassed as people commute by car on the nearby A35.</p>

				<p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Direct, safe, footpath provision to centre of village • Implementation of High St enhancements • Promote car-sharing to Poole • Promote use of park-and-ride at Creekmoor, if it is available
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>There is an issue with surface water flooding in Lytchett Matravers and a flood risk assessment will be required in accordance with the SFRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>Lytchett Matravers has a good population of Great Crested Newts. Other protected species are present in or near to this site. A watercourse to the north of Site C has protected species. Some of the trees on site are covered by TPOs, and a detailed ecological survey would be required.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • A detailed ecological survey would be required, with particular reference to Great Crested Newts.

Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<ul style="list-style-type: none"> Measures to enhance ecological value of any watercourses <p>Site C in Lytchett Matravers benefits from a high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>While Site C is currently in the greenbelt, development would respect the line of Foxhills Rd to the south, having little visual impact on greenbelt.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> The design of any new development should retain and respond to historic landscape features such as the field system pattern, hedgerows and the old clay pit..
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in North East Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas	-	-	-	<p>The development of new residential dwellings on Site B in Lytchett Matravers will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased</p>

emissions?				<p>between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in North East Purbeck has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas,</p>

				<p>which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>As Site D fits neatly within the settlement, light pollution may be less than with other sites. However, this depends on lighting details. Watercourse to the north of the site could be put at risk of pollutants from development. Site D steers development to the most accessible locations, reducing the need to travel and therefore greenhouse gas emissions. Accessibility to basic services is good on Site D. Travel to employment and major services is likely to entail car trips.</p> <p>Noise pollution is inevitable during construction.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Design to ensure no impact on watercourse to the north
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Lytchett Matravers: Site E

Does the option/policy/proposal.	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings over the plan period on Site E in Lytchett Matravers is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Lytchett Matravers on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p>

				<p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Site D is not particularly accessible on foot to the centre of Lytchett Matravers and its facilities. However, its location is attractive and may add to a sense of well-being. Existing populations, particularly in a village, may feel under stress by proposals for additional development and by the changes to their communities. However, this location on the edge of the village may not be noticed to the same extent as Sites A - C. This part of Foxhills Lane, which is currently popular with walkers, may be adversely affected by additional vehicles. This may affect the area's attraction for walking and cycling and adversely impact on its tranquillity.</p> <p>Existing populations, particularly in a village, may initially feel under stress by proposals for additional development and by the changes to their communities.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Direct footpath provision to centre of village • Implementation of High St enhancements • Implementation of circular walk around the village for dog walkers
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed on Site A, 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. New development in Lytchett Matravers will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term.</p>

				<p>Lytchett Matravers has good road connections to the Poole/Bournemouth conurbation where most of the employment for this area is located. However, for those without access to private transport, accessibility can be problematic. Additional housing may bring additional opportunities to the village. Lytchett Matravers has a large and popular village hall that has potential for more training and events if required. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in North East Purbeck will be concentrated in Lytchett Matravers, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The provision of employment land in Lytchett Matravers may have a small impact on employment opportunities within this area, although most people will naturally commute to Poole.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed in Lytchett Matravers is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District</p>

				<p>who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development On Site E in Lytchett Matravers may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Lytchett Matravers has good provision for basic services. However, Site E is poorly located for accessibility to these. Centrally locating services and amenities should optimise accessibility, whereas other solutions that disperse them will contribute to longer trips, greater fuel consumption and emissions. For basic services, Site E scores poorly. However, for employment purposes, it is likely that many people will commute to the Poole/Bournemouth conurbation</p> <p>Overall, it is expected that the policy will have a minor negative effects through the plan period on this objective. Out-commuting by car to nearby Poole is inevitable and as Site D is at the southern edge of the village, local services and facilities may be bypassed as people commute by car on the nearby A35.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> Direct, safe, footpath provision to centre of village Implementation of High St enhancements

				<ul style="list-style-type: none"> Promote car-sharing to Poole Promote use of park-and-ride at Creekmoor, if it is available
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>There is an issue with surface water flooding in Lytchett Matravers and a flood risk assessment will be required in accordance with the SFRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective.</p> <p>Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>Lytchett Matravers has a good population of Great Crested Newts, a European protected species, and many veteran trees which are of high wildlife and landscape value.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> A detailed ecological survey would be required, with particular reference to Great Crested Newts. Measures to enhance ecological value of any watercourses Trees and hedges to be retained
Protect & enhance Purbeck's unique landscape & townscape,	-	n	n	<p>Site E in Lytchett Matravers benefits from a high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short</p>

<p>& cultural & historical assets?</p>				<p>term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>While Site E is currently in the greenbelt, development would “join” the southern tip of Lytchett Matravers to the rest of the village, and would have little visual impact on greenbelt.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck’s Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>The following mitigation measures could be implemented to alleviate negative effects:</p> <ul style="list-style-type: none"> • The design of any new development should retain and respond to historic landscape features such as the field system pattern, hedgerows and the old clay pit..
<p>Reduce water consumption?</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The provision of additional dwellings in North East Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
<p>Reduce waste & minimise energy consumption & greenhouse gas emissions?</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The development of new residential dwellings on Site E in Lytchett Matravers will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p>

				<p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in North East Purbeck has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement</p>

				<p>boundaries.</p> <p>As Site E fits neatly within the settlement, light pollution may be less than with other sites. However, this depends on lighting details. Watercourse to the north of the site could be put at risk of pollutants from development. Site E steers development to the most accessible locations, reducing the need to travel and therefore greenhouse gas emissions. Accessibility to basic services is good on Site E. Travel to employment and major services is likely to entail car trips.</p> <p>Noise pollution is inevitable during construction.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Design to ensure no impact on watercourse to the north
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Swanage Site A

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of additional dwellings over the plan period on Site A, Swanage, is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will</p>

				<p>support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Depending on the amount of housing here, some affordable housing will be delivered (50% on Greenfield land). Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of some new development on Site A will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable.</p> <p>Employment provision at Prospect Business Park may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guidethat new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Dwellings provided on this site may reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p>

				<p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Prospect Business Park may have a small impact on employment opportunities within Swanage.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> Provision of live/work units and promotion of home working Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The provision of some new housing on Site A is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site A may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents

Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents on Site A will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR is such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. Site A has been identified as having protected species in the vicinity, and an ecological survey will be required. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical	--	--	--	<p>Site A benefits from a high quality landscape and lies within the Dorset Area of Outstanding Natural Beauty (AONB). As such, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is</p>

assets?				<p>expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements. However, in the case of Site A, there are two issues: the first is the landscape impact of the location itself, and the second is the potential coalescence of Swanage (Herston area) with the adjoining settlement of Langton Matravers. This severely constrains development on the site, and limits it to a handful of dwellings at the north of the site in a hollow, behind the existing housing estate. However, this could result in other problems such as impact of run-off on the surrounding hillside.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term it is expected that the policy will continue to have a negative effect unless potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>Mitigation measures are as follows:</p> <ul style="list-style-type: none"> • No dwellings to be built on the west of the site • A very small number of dwellings may be acceptable in the hollow to the south of the current estate
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site A is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings in Site A will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p>

				<p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site A has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p>

				<p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Swanage Site B

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of additional dwellings over the plan period on Site B, Swanage, is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of</p>

				development proposed, the positive and negative effects identified are not expected to be significant. No mitigation measures have been identified.
Help make suitable housing available and affordable for everyone?	+	+	+	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. Depending on the amount of housing here, some affordable housing will be delivered (50% on Greenfield land). Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced: <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of some new development on Site A will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. Employment provision at Prospect Business Park may assist in providing additional training and opportunities for more skills. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term. No mitigation measures have been identified.
Reduce crime & fear of crime?	n	n	n	Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective. The following mitigation measures could be implemented: <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	Dwellings provided on this site may reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability. Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure: <ul style="list-style-type: none"> • 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 development.
Improve employment	+	+	+	The construction of new residential development is expected to generate employment opportunities. These

opportunities in Purbeck?				<p>opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Prospect Business Park may have a small impact on employment opportunities within Swanage.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The provision of some new housing on Site B is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site B may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents on Site B will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p>

				<p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR is such that any risk will be alleviated. Site B contains a small area of flood risk which will need to be taken into account when the FRA is undertaken. It is likely that development would not be acceptable in this area, subject to the results of the FRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. Site B has been identified as having potential wetland habitat, and water voles in the vicinity. The biodiversity associated with the watercourse, including otters and water voles, will need to be taken into account. Elm hedges in the vicinity support the White-letter Hairstreak butterfly. An ecological survey will be required. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<p>Site B benefits from a high quality landscape and lies within the Dorset Area of Outstanding Natural Beauty (AONB). As such, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations.</p>

				<p>Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements. However, in the case of Site B, it is a sensitive location at the western edge of Swanage, and design policies will be of particular importance in this location.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term it is expected that the policy will continue to have a negative effect unless potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No additional mitigation measures are identified</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site B is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings in Site B will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p>

				<p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site B has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once</p>

				<p>dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Swanage Site C

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of additional dwellings over the plan period on Site C, Swanage, is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Depending on the amount of housing here, some affordable housing will be delivered (50% on Greenfield land). Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a</p>

				<p>positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA, the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of some new development on Site C will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable.</p> <p>Employment provision at Prospect Business Park may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Dwellings provided on this site may reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Prospect Business Park may have a small impact on employment opportunities within Swanage.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p>

				<ul style="list-style-type: none"> Provision of live/work units and promotion of home working Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The provision of some new housing on Site C is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site C may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents on Site C will benefit from moderate accessibility to services. There would be (for some residents) a long walk to public transport. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team).</p>

change?				<p>There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR is such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. Site C has been identified as having water voles in the vicinity. An ecological survey will be required. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<p>Site C benefits from a high quality landscape and lies within the Dorset Area of Outstanding Natural Beauty (AONB). As such, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements. However, in the case of Site C, it is a sensitive and very prominent location, and design policies will be of particular importance in this location.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p>

				<p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term it is expected that the policy will continue to have a negative effect unless potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No additional mitigation measures are identified</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site C is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings in Site C will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site C has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for</p>

				<p>increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Swanage Site D

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	In the short term the development of additional dwellings over the plan period on Site D, Swanage, is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and

				<p>emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Depending on the amount of housing here, some affordable housing will be delivered (50% on Greenfield land). Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of some new development on Site D will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable.</p> <p>Employment provision at Prospect Business Park may assist in providing additional training and opportunities for more skills.</p>

				<p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Dwellings provided on this site may reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Prospect Business Park may have a small impact on employment opportunities within Swanage.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The provision of some new housing on Site D is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could</p>

				<p>be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site D may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents on Site D will benefit from relatively easy accessibility to moderate provision of public transport. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR is such that any risk will be alleviated. A small part of Site D is in an area susceptible to surface water flooding, and this will need to be taken into account when undertaking an FRA.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including</p>

				<p>Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Site D benefits from a high quality landscape and lies within the Dorset Area of Outstanding Natural Beauty (AONB). As such, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts, such as screening. As Site D is one of the few areas of brownfield land in Purbeck, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term it is expected that the policy will continue to have a negative effect unless potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No additional mitigation measures are identified</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings on Site D is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p>

				<p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings in Site D will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site D has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery</p>

				<p>on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Encourage the adoption of sensitive lighting in new developments to minimise light spill <p>Encourage the adoption of high quality construction techniques which minimise noise impacts</p>
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Policemans Lane, Upton

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 70 additional dwellings over the plan period on Policemans Lane, Upton, is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Upton on which cumulative air quality effects may be felt.</p> <p>Noise from the nearby bypass on this site may affect new residents, although bunding or similar measures would be provided to offset any unacceptable noise levels.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby</p>

				<p>helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>The following mitigation measures have been identified:</p> <ul style="list-style-type: none"> • Bunding or similar to offset any unacceptable noise from bypass
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Approximately 70 dwellings will be provided, with 50% affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. The following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Upton will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. Upton, being on the edge of Poole and Bournemouth, is well located for accessibility to further and higher education, and any development in this area will be convenient for acquisition of new skills. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guidethat new

				development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in Upton will be concentrated in Policemans Lane, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. However, most people will naturally commute to Poole from Upton.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed in Policemans Lane is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development in Policemans Lane may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the</p>

				<p>effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>The majority of the dwellings to be provided in Upton will be located within Policemans Lane. Consequently, it is anticipated that prospective residents will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have neutral effects through the plan period on this objective due to the potential to focus new development within an assessable location, but not one that is likely to promote public transport.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species. Policemans Lane has mature trees and hedges which may be habitat for bats and other protected species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. This site has water voles in the vicinity, and an ecological survey will be required. The potential for the overall quantity</p>

				<p>of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures include:</p> <ul style="list-style-type: none"> • Retaining existing trees and hedges • Undertaking ecological survey
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Policemans Lane benefits from high quality landscape, and is in the Greenbelt. Its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in Policemans Lane is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption &	-	-	-	<p>The development of new residential dwellings in Policemans Lane will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are</p>

greenhouse gas emissions?				<p>expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings in Upton has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas,</p>

				<p>which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that Policemans Lane will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied, particularly in view of its location at the edge of town.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Wareham: Area A (200 dwellings)

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 200 additional dwellings over the plan period in Area A in Wareham is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Central Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p>

				<p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 200 dwellings proposed for this area, 50% will be on Greenfield land. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed in Area A is not expected to support the provision of new educational facilities. The concentration of new development in Area A will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. Purbeck School and Purbeck's adult learning facilities are located close to Area A, and any development in this area will be convenient for acquisition of new skills. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guidethat new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The development of Area A would reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following</p>

				<p>measure:</p> <ul style="list-style-type: none"> 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within Area A, although access is likely to be by car.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> Provision of live/work units and promotion of home working Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed under this policy in Area A is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development in Area A may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access	+	+	+	It is anticipated that prospective residents in Area A will benefit from good accessibility to services including

basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?				<p>public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Area A benefits from a high quality landscape and is within the Dorset Area of Outstanding Natural Beauty (AONB) and Greenbelt. Its surrounding landscape value is therefore high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a</p>

				<p>negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in Area A is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings and employment in Area A will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Promote the use of sustainable construction materials

				<ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in Area A has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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

Wareham: Area B

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
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Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 200 additional dwellings over the plan period in Area B is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within Central Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 500 dwellings proposed as part of this policy, it is expected that about 32% of these will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Wareham will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable.</p>

				<p>Purbeck School and Purbeck's adult learning facilities are located in West Wareham, and any development in this area will be convenient for acquisition of new skills. This will have a positive effect in relation to this objective over the medium to long term.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>The majority of the dwellings to be provided over the plan period in Area B will be concentrated close to some facilities and services, as well as a large employment site, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within the west part of Wareham, while the expansion of Holton Heath would provide convenient employment for north Wareham. (Both sites, however, would be much more difficult to access by public transport than by car).</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed under this policy in Wareham and other major villages in the area is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p>

				<p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development in Area B may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to be minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District's tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents in Area B will benefit from good accessibility to services including public transport thereby reducing the need to travel by car. Concentrating development in key settlements such as these may serve to improve the viability of public transport provision and other key services and facilities, generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR are such that any risk will be alleviated.</p>

				<p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Area B is within the Greenbelt, and its surrounding landscape value is high. New development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in Area B is expected to increase the consumption of water both in the</p>

				<p>short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings and employment in Area B will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings and employment in Area B has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy</p>

				<p>would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Wool Site A

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings on Site A is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new</p>

				<p>residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed as part of this policy, it is expected that 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Wool will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as Dorset Green becomes a larger provider of employment and training.</p> <p>Employment provision at nearby Dorset Green may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p>

				<p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Development at Site A could reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development on Site A is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within the west part of Purbeck.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing on Site A and other major villages in the area is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site A may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population</p>

				<p>pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	n	n	n	<p>It is anticipated that prospective residents of Site A will benefit from good accessibility to services, but will still need to travel by car for most of them. Concentrating development in key settlements such as Wool may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy.</p>

				<p>Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>South West Purbeck, like the rest of Purbeck, benefits from a high quality landscape despite not all of it being within the Dorset Area of Outstanding Natural Beauty (AONB). Site A is not within the AONB. However, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in South West Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site A will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p>

				<p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site A has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement</p>

				<p>boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Wool Site B

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings on Site B is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and</p>

				<p>facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed as part of this policy, it is expected that 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Wool will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as Dorset Green becomes a larger provider of employment and training.</p> <p>Employment provision at nearby Dorset Green may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Development at Site B could reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p>

				<ul style="list-style-type: none"> 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development on Site B is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within the west part of Purbeck.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> Provision of live/work units and promotion of home working Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing on Site B and other major villages in the area is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site B may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by	+	+	+	<p>It is anticipated that prospective residents of Site B will benefit from good accessibility to services, and many services can be reached on foot from this location. Concentrating development in key settlements such</p>

car & encourage cycling, walking and use of public transport?				<p>as Wool may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>South West Purbeck, like the rest of Purbeck, benefits from a high quality landscape despite not all of it being within the Dorset Area of Outstanding Natural Beauty (AONB). Site B is not within the AONB. However, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and</p>

				<p>that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in South West Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site B will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • Promote the use of sustainable construction materials

				<ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site A has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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

Wool Site C

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term the development of approximately 50 additional dwellings on Site C is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.</p> <p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed as part of this policy, it is expected that 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and</p>

				meet the affordable housing targets set out in the SHMA. the following measure could be introduced: <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Wool will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as Dorset Green becomes a larger provider of employment and training.</p> <p>Employment provision at nearby Dorset Green may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p> <p>No mitigation measures have been identified.</p>
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented: <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime. </p>
Promote stronger, more vibrant communities?	+	+	+	<p>Development at Site B could reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure: <ul style="list-style-type: none"> • 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 development. </p>
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development on Site C is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within the west part of Purbeck.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include: <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working </p>

Reduce poverty and help everyone afford a good standard of living?	+	+	+	<ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development <p>The concentration of new housing on Site C and other major villages in the area is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	n	n	n	<p>New residential development on Site C may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to be minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents of Site C will benefit from good accessibility to services, and many services can be reached on foot from this location. Concentrating development in key settlements such as Wool may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However,</p>

				<p>in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> • Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p> <p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>South West Purbeck, like the rest of Purbeck, benefits from a high quality landscape despite not all of it being within the Dorset Area of Outstanding Natural Beauty (AONB). Site C is not within the AONB. However, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will</p>

				<p>have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in South West Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<p>The development of new residential dwellings on Site C will lead to an increase in construction related waste arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site C has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p>

				<p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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Wool Site D

Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	In the short term the development of approximately 50 additional dwellings on Site D is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within South West Purbeck on which cumulative air quality effects may be felt.

				<p>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases in this area. However, new development may equally support the retention and expansion of some community and health care facilities and services. Other policies in the Core Strategy mean that affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</p> <p>The location of new development in areas which reduce the need to travel by car is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Other policies in the Core Strategy require new residential development to make provision for open space facilities which will support the health and well being of new and existing residents.</p> <p>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	+	+	+	<p>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. Other policies in the Core Strategy mean that of the approximately 50 dwellings proposed as part of this policy, it is expected that 50% will be affordable. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Aim to maximise provision of affordable housing
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of new development in Wool will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term as Dorset Green becomes a larger provider of employment and training.</p> <p>Employment provision at nearby Dorset Green may assist in providing additional training and opportunities for more skills.</p> <p>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</p>

				No mitigation measures have been identified.
Reduce crime & fear of crime?	n	n	n	<p>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</p> <p>The following mitigation measures could be implemented:</p> <ul style="list-style-type: none"> • Include a specific requirement within the Core Strategy or in a District Design Guide that new development should be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>Development at Site B could reduce the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in turn raise expenditure, enhancing their long-term viability.</p> <p>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • 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 development.
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development on Site D is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. The expansion of Dorset Green, as Purbeck's largest employment land may have a significant impact on employment opportunities within the west part of Purbeck.</p> <p>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> • Provision of live/work units and promotion of home working • Actively promote the use of local companies in the construction of new residential development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing on Site D and other major villages in the area is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport.</p> <p>An element of the new housing provision will be affordable housing, enabling people to live in the District who would not otherwise be able to afford to.</p> <p>Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities.</p> <p>Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced though implementation of the following mitigation measures:</p>

Harness the economic potential of tourism in a sustainable way?	n	n	n	<ul style="list-style-type: none"> Actively promote the use of local companies in the construction of new residential development <p>New residential development on Site D may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents which may access tourist services although any effects are considered to minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact of tourist assets would not be permitted or the effects appropriately mitigated.</p> <p>Taking into account the potential for minor indirect benefits and the low risk of negative effects associated with this policy, it has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include:</p> <ul style="list-style-type: none"> The active promotion of the District tourism assets to new residents
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>It is anticipated that prospective residents of Site D will benefit from good accessibility to services, and many services can be reached on foot from this location. Concentrating development in key settlements such as Wool may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
Protect & enhance habitats and species?	n	n	n	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.</p>

				<p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands mitigation.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<p>South West Purbeck, like the rest of Purbeck, benefits from a high quality landscape despite not all of it being within the Dorset Area of Outstanding Natural Beauty (AONB). Site D is not within the AONB. However, its surrounding landscape value is high, and new development has the potential to undermine this asset in both the short term during construction and in the long term once complete. It is expected that the majority of new development will avoid countryside locations thereby reducing potential negative effects although some development will undoubtedly take place in sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. Initial assessments of the site show that impact on the townscape is likely to be negative, and mitigation would be difficult.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective as a result of construction activities and of the development itself, even allowing for mitigation through the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of additional dwellings in South West Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>The following mitigation measures could be implemented to alleviate negative effects further:</p> <ul style="list-style-type: none"> • Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.
Reduce waste & minimise energy	-	-	-	<p>The development of new residential dwellings on Site D will lead to an increase in construction related waste</p>

consumption & greenhouse gas emissions?				<p>arisings in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Energy consumption and greenhouse emissions may be offset in part by the concentration of new development in urban areas which is expected to reduce the need to travel. In addition, it is anticipated that in sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN).</p> <p>Overall, the policy has been assessed as having a negative effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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 • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	-	-	-	<p>Development of new residential dwellings on Site D has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p>

				<p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> • 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
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