

Appendix 11: Core Strategy matrices for Spatial Objective 1

Policy NW: North West Purbeck (also see Appendix 10 for site specific matrices)

Does the option/policy /proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development in the plan period in North West Purbeck 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 North 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 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. Other policies in the Core Strategy mean that of the 2,400 dwellings proposed, it is expected that about 32% of these will be affordable, resulting in 48-60 affordable dwellings likely to be delivered each year. Proposed development falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. A settlement extension of 50 dwellings in Bere Regis is referred to in this policy, although the site itself will be allocated through a site allocations plan. Of these 50 dwellings, 50% will be affordable, making a good contribution to the affordable housing need in this area.</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 in Bere Regis 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 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 to the design and content of the development.
Improve employment opportunities in Purbeck?	+	+	+	<p>Employment provision is proposed for North West Purbeck (in 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 North West 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 employment development
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed under this policy in Bere Regis 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 North West Purbeck 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 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>The majority of the dwellings to be provided over the plan period in North West Purbeck will be located in Bere Regis. Consequently, it is anticipated that prospective residents 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 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. 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</p>

				<p>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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an important role to play in the protection of habitat. 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. 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>North West Purbeck, like the rest of Purbeck, 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 in North 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 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.</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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Policy SW: South West Purbeck (also see Appendix 10 for site specific matrices)

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development over the plan period in South West Purbeck 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</p>

				<p>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 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>The majority of the dwellings to be provided over the plan period in South West Purbeck will be concentrated in Wool, 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 to the design and content of the development.
Improve employment opportunities	+	+	+	<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</p>

in Purbeck?				<p>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 proposed under this policy in Wool 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 in South West Purbeck 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>The majority of the dwellings to be provided in South West Purbeck will be located within Wool, Bovington, Winfrith Newburgh and West Lulworth. 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 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>

				No mitigation measures have been identified.
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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an important role to play in the protection of habitat. 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. 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). Wool, which is the focus for most development in South West Purbeck 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</p>

				<p>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 and employment in South West Purbeck 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 South West 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 AQOMAs within the District such that it is unlikely that any impacts would be significant. Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been</p>

			<p>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.</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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Policy CEN: Central Purbeck (also see Appendix 10 for site specific matrices)

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development over the plan period in Central Purbeck 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. 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	+	+	+	<p>The majority of the dwellings to be provided over the plan period in Central Purbeck will be concentrated in Wareham, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access</p>

communities?				<p>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 to 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 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 Central Purbeck 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</p>

				has been assessed as having a neutral effect with respect to the tourism economy. Potential mitigation measures include: <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>The majority of the dwellings to be provided in Central Purbeck will be located within Wareham, with some additional development within the settlement boundaries of Sandford and Stoborough. Consequently, it is anticipated that prospective residents, particularly those in Wareham, 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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an important role to play in the protection of habitat. 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. 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	-	n	n	Central 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). Wareham, which is the focus for most development in Central Purbeck is within

unique landscape & townscape, & cultural & historical assets?				<p>the 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 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 Central 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 and employment in Central Purbeck 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 Central 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 AQOMAs 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.</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

Policy NE: North East Purbeck (also see Appendix 10 for site specific matrices)

Does the option/policy	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
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/proposal.. Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development over the plan period in North East Purbeck 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 North East 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 450 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 Upton and Lytchett Matravers 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</p>

				<p>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 North East Purbeck will be concentrated in Wareham, 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 to 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 Lythcett 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 under this policy in Upton and 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>

				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	New residential development in North East Purbeck 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>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?	+	+	+	The majority of the dwellings to be provided in North East Purbeck will be located within Upton and Lytchett Matravers. 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>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	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>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	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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an important role to play in the protection of habitat. Consequently, there is potential for new development to have an impact on

				<p>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. 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>North East Purbeck, like the rest of Purbeck, 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>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 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	-	-	-	<p>The development of new residential dwellings and employment in North East Purbeck 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>

gas emissions?				<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 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.</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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Policy SE: South East Purbeck (also see Appendix 10 for site specific matrices)

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development over the plan period in South East Purbeck 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	+	+	+	<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 900 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</p>

everyone?				<p>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 Swanage 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>The majority of the dwellings to be provided over the plan period in South East Purbeck will be concentrated in Swanage, 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 to 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 concentration of new housing proposed under this policy in Swanage, as well as Corfe Castle and Langton 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 in South East Purbeck 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>The majority of the dwellings to be provided in South East Purbeck will be located within Swanage. 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 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</p>

				<p>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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an important role to play in the protection of habitat. 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. 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 East Purbeck, like the rest of Purbeck, 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.</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 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 and employment in South East Purbeck 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 South 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</p>

				<p>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.</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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Policy LD: Location of Development (also see Appendix 10 for site specific matrices)

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 120 dwellings per annum 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 the District 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. 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</p>

				<p>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 2,400 dwellings proposed, it is expected that about 32% of these will be affordable (with 50% on Greenfield land), resulting in 48-60 affordable dwellings likely to be delivered each year. 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"> Amend the affordable housing policy in the Core Strategy to include a text stating that in order to meet the affordable housing needs of the District where it can be shown that the economic viability of a development will not be compromised Council will consider setting a higher affordable housing ratio.
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 urban areas and main villages 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 urban areas.</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>It is assumed that the majority of the 2,400 dwellings to be provided over the plan period will be concentrated in urban areas and main villages, 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 to 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, it is not expected that the scale of development proposed will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>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 urban areas and main villages 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 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 &	+	+	+	<p>The majority of the 2,400 dwellings to be provided within the District will be located within the urban areas of Upton, Swanage and Wareham, with some small amount of development in Bere Regis, Lytchett Matravers and Wool. 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 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</p>

encourage cycling, walking and use of public transport?				<p>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. 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. 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 the Heathlands Mitigation Plan.</p> <p>No mitigation measure shave been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	n	n	<p>Purbeck benefits from a high quality landscape as highlighted by the fact that over half of the District is designated as an 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, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs) 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 an additional 2,400 dwellings 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</p>

				<p>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. In this respect, Policy GP sets out that development within Groundwater Source Protection Areas will only be permitted if there is no risk to the quality or quantity of groundwater.</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.</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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Policy CO: Countryside

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	n	+	+	This policy permits development in the countryside which is deemed as either essential or exceptional. The policy permits development of community facilities and services, which could have a positive impact on health. The policy also supports equestrian development, which encourages outdoor recreation. In the short term any development in the countryside (ie outside settlement boundaries) is expected to generate localised negative effects with respect to the health and well-being of

				<p>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. However, in view of the relatively small level and scale of development likely to take place in countryside locations, 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 the District on which cumulative air quality effects may be felt.</p> <p>In the medium and long term, protection of the countryside for its own sake may have a positive impact on the health and well-being of residents, who value the local environment and the continued protection of the countryside. Green spaces can have a positive impact on people's physical and mental health.</p> <p>Protection of the countryside is likely to encourage new residential development in existing urban areas that is more 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>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 continued protection of the countryside.</p> <p>No mitigation measures have been identified.</p>
Help make suitable housing available and affordable for everyone?	n	n	n	<p>The preamble to the policy gives examples of development that may be acceptable in the countryside, such as dwellings for agricultural works, to meet local housing need (through rural exception sites) and accommodation for Gypsies and Travellers. However, regarding the re-use of buildings, the policy gives preference to business use over housing.</p> <p>Overall, the policy is expected to have a neutral effect in relation to the supply of suitable and affordable housing throughout the plan period, as new housing in the countryside will be managed.</p> <p>In order to meet the affordable housing targets set out in the SHMA. the following measure could be introduced:</p> <ul style="list-style-type: none"> • Actively promote and support rural exception sites
Give everyone access to learning, training, skills & cultural events?	n	n	n	<p>Protection of the countryside is likely to encourage new residential development in existing urban areas that 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 urban areas rather than in countryside locations. The policy enables the development of community facilities in the countryside. This could include educational facilities. Together with the promotion of farm diversification, this could potentially lead to additional training opportunities.</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 that is likely to take place in the countryside, the policy is expected to have a neutral</p>

				<p>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?	n	n	n	<p>Protection of the countryside is likely to encourage new residential development in existing urban areas, 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. For the countryside locations themselves, however, there is a risk of the opposite happening, with existing local facilities and services becoming less viable over time as household growth is restricted which would have a positive effect in respect to this aspect of the objective. Rural exception sites would be an ideal opportunity to allow development in the countryside that could promote stronger communities in these particular areas. The policy itself allows building of community facilities or services which are located close to existing settlements, but in countryside locations.</p> <p>Overall, the policy has been assessed as having a neutral effect in relation to the promotion of stronger, more vibrant communities. Effects may be enhanced through the implementation of the following measure:</p> <ul style="list-style-type: none"> • Actively promote and support rural exception sites
Improve employment opportunities in Purbeck?	n	n	n	<p>The policy encourages small-scale business use and rural activities such as farm diversification and equestrian activities. However, it is not expected that there will be a large amount of additional employment of this nature in the countryside. The policy gives preference to business uses with respect to the re-use of buildings. Also the policy seeks to ensure that applications for non-business uses must be supported by a marketing statement.</p> <p>Overall, the policy is expected to have a neutral effect in relation to improving employment opportunities in Purbeck in the short, medium and long term.</p> <p>No mitigation measures are proposed</p>
Reduce poverty and help everyone afford a good standard of living?	n	n	n	<p>Protection of the countryside is likely to encourage new residential development in existing urban areas which 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. However, the possibility of rural exception sites in the countryside may lead to increased expenditure on transport with a decrease of accessibility for residents in such areas.</p> <p>Whilst the policy has the potential to generate some employment opportunities it is not anticipated that such opportunities would serve to reduce inequalities. The policy also permits affordable housing in countryside locations, including Gypsy and Traveller accommodation.</p> <p>Overall, the policy is expected to have a neutral 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 rural exception sites

Harness the economic potential of tourism in a sustainable way?	+	+	+	<p>The primary objective of this policy is to protect the countryside which is a key tourism asset. Consequently, the policy is expected to conserve the attractiveness of Purbeck as a tourist destination and in this respect, is expected to have a positive effect in relation to this aspect of the objective. However, the policy does permit development which is either essential or exceptional which could have a negative effect on key tourist assets such as the natural and historic heritage of the coast and 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>The policy does permit tourism-related development, equestrian development and rural diversification. It also permits tourism-related development for re-use of buildings in the countryside.</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 minor positive effect with respect to the tourism economy.</p> <p>No mitigation measures have been identified.</p>
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	+	+	+	<p>Protection of the countryside is likely to encourage new residential development in existing urban areas such that it is anticipated that prospective residents will benefit from good accessibility to services including public transport and the viability of public transport provision maybe enhanced. The protection of the countryside will assist urban areas and key villages in retaining their facilities and services.</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 in the countryside 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>In the decision making criteria there is quite a lot of focus on agriculture, which can be a major source of surface water run-off, particularly onto adjacent roads.</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?	+	+	+	<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). There are also many Sites of Nature Conservation Interest (SNCIs) which have an</p>

				<p>important role to play in the protection of habitat. Consequently, there is potential for any new development to have an impact on habitats and species. However, the policy specifically states that equestrian development will not be permitted where it would have a detrimental impact on heathland. Furthermore, restricting the scale of development in the countryside is likely to leave wildlife corridors intact and allow for reconnection of habitat as per Strategic Nature Areas.</p> <p>Overall, the policy is expected to have a positive effect.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	<p>Purbeck benefits from a high quality landscape as highlighted by the fact that over half of the District is designated as an 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. This policy is expected to encourage the majority of new development to be located in existing urban areas which is expected to help protect Purbeck's landscape character. Moreover, it is expected that development that does take place in the countryside 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 on landscape of equestrian development.</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 development in the countryside, depending on its location, scale and design. Traditional agricultural buildings can be an important part of the character of the countryside, and this policy sets out to protect this through sensitive re-use.</p> <p>Overall, it is expected that the policy will have a positive 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?	n/a	n/a	n/a	
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	n	n	<p>The policy protects the countryside from development and is therefore likely to encourage new development in urban areas which is likely to reduce energy related to transport etc.</p> <p>Under this policy, it is likely that some rural exception sites may come forward, as well as Gypsy and Traveller sites. However, apart from these developments (which are covered in other policies) only a small amount of development is likely in the countryside.</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 and premises 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.</p> <p>Overall, the policy has been assessed as having a neutral effect in relation to this objective. This effect is likely to be felt in</p>

				<p>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 and in cases where rural buildings are re-used/replaced • Encourage use of renewables (eg photovoltaics) for farm diversification where appropriate • Ensure that all new development provides facilities for composting and recycling • Explore the potential for community heat and power facilities in larger developments
Minimise land, water, air, light & noise pollution?	n	n	n	<p>Restricting development in the countryside likely to generate some positive effects and some negative effects with respect to pollution. Increases in light and noise pollution from housing development are likely to be stemmed, although farm diversification can lead to activities that bring noise pollution, such as motocross.</p> <p>However, the nature of the countryside means that even small-scale development can have a larger impact than it would in an urban area. One example of this would be light pollution from rural activities in areas that would normally be in darkness.</p> <p>Overall, the policy has been assessed as having a neutral effect on this objective due to protection of the countryside that this policy promotes. There may be a small increase in light pollution, and potential mitigation measures include:</p> <ul style="list-style-type: none"> • Encourage the adoption of sensitive lighting in new developments to minimise light spill