Appendix 14: Matrices for policies and options, Spatial Objectives 5 - 7

Policy FR: Flood Risk

Does the option/policy /proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	+	+	+	Protection from flood risk will have a positive impact on the health and well-being of residents. This policy ensures that housing will not be built in areas at risk of flooding and that development will not take place that could lead to flooding elsewhere. Overall, this policy is considered to have positive effects in relation to improving health due to the continued protection of the floodplain and the avoidance of development in areas at risk of all types of flooding. No mitigation measures have been identified.
Help make suitable housing available and affordable for everyone?	+	+	+	This policy ensures that building will not take place in areas at risk of flooding, thereby ensuring that housing will be in a more suitable location. Overall, this policy is considered to have minor positive effects in relation to providing suitable housing. No mitigation measures have been identified
Give everyone access to learning, training, skills & cultural events?	n/a	n/a	n/a	
Reduce crime & fear of crime?	n/a	n/a	n/a	
Promote stronger, more vibrant communities?	n/a	n/a	n/a	
Improve employment opportunities in Purbeck?	n/a	n/a	n/a	
Reduce poverty and help everyone afford a good standard of living?	n	n	n	Design proposals that incorporate measures against flood risk will help avoid the expensive adverse impacts of flooding and subsequent problems with insurance. Overall, the policy is expected to have a neutral effect in relation to this objective. No mitigation measures are proposed

Harness the economic potential of tourism in a sustainable way?	**n/a**	**n/a**	**n/a**	Not applicable
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	**n/a**	**n/a**	**n/a**	
Reduce vulnerability to flooding and sea level rise & plan for climate change?	**+**	**+**	**+**	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). The purpose of this policy is to ensure that new development does not take place in areas at risk from flooding or coastal erosion and does not result in flooding elsewhere, both now and in the future. This to be achieved through the adoption of a sequential approach to the location of new development which gives priority to Flood Zone 1. The policy also sets out requirements for the preparation of Flood Risk Assessments to accompany planning applications under 1ha that: • will alter the natural rate of surface water run-off; or • are located in areas where there is known to be a localised flooding or drainage problem as set out in the SFRA maps; or • are located in areas below 3.55m Above Ordnance Datum (AOD); or • are located in areas below 6m AOD and are within 50 metres of the coast (defined as back edge of beach or coast protection line) The policy encourages the adoption of Sustainable Drainage Systems (SUDs) in new schemes and restricts run-off to Greenfield run-off rates or expects a minimum 10% improvement on existing brownfield discharge rates whilst stipulating the provision of facilities to accommodate additional run-off generated by Climate Change. Taking into account the measures outlined above, the policy is expected to have a (significant???) positive effect in relation to this objective. Potential mitigation measures include: • SFRA to be updated regularly.
Protect & enhance habitats and species?	**n/a**	**n/a**	**n/a**	

Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	Flood protection measures set out in this policy will help protect Purbeck's townscape, in particular Conservation Areas and Listed Buildings that could be at risk of flooding from additional development. This is most likely in areas such as the centre of Swanage. Overall, it is expected that the policy will have a minor positive effect, particularly with respect to Swanage. No further mitigation measures have been identified.
Reduce water consumption?	n/a	n/a	n/a	Allowing for soakaways to recharge the groundwater and chalk rivers will assist in the overall provision of water, although this would not in itself reduce consumption.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	n/a	n/a	n/a	
Minimise land, water, air, light & noise pollution?	+	+	+	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). This policy encourages the adoption of Sustainable Drainage Systems (SUDs) in new schemes and restricts run-off to Greenfield run-off rates or expects a minimum 10% improvement on existing brownfield discharge rates whilst stipulating the provision of facilities to accommodate additional run-off generated by Climate Change. These measures have been assessed as having a minor positive effect on this objective. No further mitigation measures have been identified

Policy GR: Groundwater Protection

Does the option/policy /proposal..	**Impact: Short**	**Impact: Medium**	**Impact: Long**	**Supporting comments**
Improve health, & promote healthy lifestyles?	+	+	+	Protection of groundwater will have a positive impact on the health and well-being of residents. This policy ensures that development will not lead to contamination of groundwater, which could affect water supply. Overall, this policy is considered to have positive effects in relation to improving health due to the continued protection of the countryside. No mitigation measures have been identified.
Help make suitable housing available and affordable for everyone?	n/a	n/a	n/a	

Give everyone access to learning, training, skills & cultural events?	**n/a**	**n/a**	**n/a**	
Reduce crime & fear of crime?	**n/a**	**n/a**	**n/a**	
Promote stronger, more vibrant communities?	**n/a**	**n/a**	**n/a**	
Improve employment opportunities in Purbeck?	**n/a**	**n/a**	**n/a**	
Reduce poverty and help everyone afford a good standard of living?	**n/a**	**n/a**	**n/a**	
Harness the economic potential of tourism in a sustainable way?	**n**	**n**	**n**	Flood protection measures would not put at risk new accommodation and attractions. Any protection of accommodation and attractions will have positive effect on key tourist assets such as the natural and historic heritage of the coast. Overall, the policy is expected to have a neutral effect in relation to this objective. No mitigation measures have been identified.
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	**n/a**	**n/a**	**n/a**	
Reduce vulnerability to flooding and sea level rise & plan for climate	**n/a**	**n/a**	**n/a**	

change?				
Protect & enhance habitats and species?	**n/a**	**n/a**	**n/a**	
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	**n/a**	**n/a**	**n/a**	
Reduce water consumption?	**n/a**	**n/a**	**n/a**	Protection of groundwater will assist in the overall quality of water provision, although this would not in itself reduce consumption.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	**n/a**	**n/a**	**n/a**	
Minimise land, water, air, light & noise pollution?	**+**	**+**	**+**	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). Protection of groundwater will assist in minimising water pollution. Overall, the policy has been assessed as having a minor positive effect on this objective. No further mitigation measures have been identified

Policy CE: Coastal Erosion

Does the option/policy /proposal..	**Impact: Short**	**Impact: Medium**	**Impact: Long**	**Supporting comments**
Improve health, & promote healthy lifestyles?	**+**	**+**	**+**	Protection from coastal erosion will have a positive impact on the health and well-being of residents. This policy ensures that housing will not be built in areas at risk of erosion or where it could lead to erosion problems elsewhere. Overall, this policy is considered to have positive effects in relation to improving health due to the continued protection of the countryside. No mitigation measures have been identified.
Help make suitable	**+**	**+**	**+**	This policy ensures that building will not take place that could lead to risk of coastal erosion, thereby ensuring that housing will be in a more suitable location.

housing available and affordable for everyone?				Overall, this policy is considered to have minor positive effects in relation to providing suitable housing. No mitigation measures have been identified
Give everyone access to learning, training, skills & cultural events?	**n/a**	**n/a**	**n/a**	
Reduce crime & fear of crime?	**n/a**	**n/a**	**n/a**	
Promote stronger, more vibrant communities?	**n/a**	**n/a**	**n/a**	
Improve employment opportunities in Purbeck?	**n/a**	**n/a**	**n/a**	
Reduce poverty and help everyone afford a good standard of living?	**n**	**n**	**n**	Design proposals that incorporate measures against coastal erosion will help avoid the expensive adverse impacts of erosion and subsequent problems with insurance. Overall, the policy is expected to have a neutral effect in relation to this objective. No mitigation measures are proposed
Harness the economic potential of tourism in a sustainable way?	**+**	**+**	**+**	Coastal erosion measures would not put at risk new accommodation and attractions. It will help ensure that the coast is suitably protection as a tourist attraction in its own right. Any protection of accommodation and attractions will have positive effect on key tourist assets such as the natural and historic heritage of the coast. Overall, the policy is expected to have a positive effect in relation to this objective. No mitigation measures have been identified.
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public	**n/a**	**n/a**	**n/a**	

transport?				
Reduce vulnerability to flooding and sea level rise & plan for climate change?	+	+	+	Measures to reduce coastal erosion in accordance with predicted patterns of erosion will assist in planning for climate change. Overall, the policy is expected to have a positive effect in relation to this objective. No mitigation measures have been identified
Protect & enhance habitats and species?	n/a	n/a	n/a	
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	Measures to prevent coastal erosion as set out in this policy will help protect Purbeck's townscape and landscape, in particular parts of Swanage that are heavily built up. Overall, it is expected that the policy will have a minor positive effect, particularly with respect to Swanage. No further mitigation measures have been identified.
Reduce water consumption?	n/a	n/a	n/a	
Reduce waste & minimise energy consumption & greenhouse gas emissions?	n/a	n/a	n/a	
Minimise land, water, air, light & noise pollution?	n/a	n/a	n/a	

Policy SD: Sustainable Design

Does the option/policy /proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	In the short term any development 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. In the medium and long term the high quality design set out in this policy will assist in the quality of life and help improve the

				health and well-being of existing and new residents. It includes regard for neighbour amenity and avoidance of nuisances that can lead to neighbour conflict and be a cause of stress. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) assist residents in feeling safe, in being able to adapt their buildings as their lifestyles change and enable them to live in a place with access to public transport. All these criteria will assist in improving health and promoting healthy lifestyles. 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 be well-designed. No mitigation measures have been identified.
Help make suitable housing available and affordable for everyone?	**n**	**n**	**n**	This policy promotes the use of local traditions and building materials, and takes into account other factors such as neighbour amenity. This ensures that the housing will be of a good standard, thereby making it suitable. On the other hand, the costs may be higher due to the high quality design. This policy also promotes the use of renewable energy for 10 or more dwellings, thereby assisting in the provision of suitable housing. This would have a minor positive effect. However, it may also make housing a little more expensive as a result. Overall, the policy is expected to have a neutral effect in relation to the supply of suitable housing throughout the plan period. No mitigation measures have been identified.
Give everyone access to learning, training, skills & cultural events?	**+**	**+**	**+**	The promotion of localised building traditions found across the district could present opportunities for local trades, such as thatchers. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) enable residents to live in a place with access to public transport. This would assist in improving access to learning, training, skills and cultural events. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term. No mitigation measures have been identified.
Reduce crime & fear of crime?	**+**	**+**	**+**	Purbeck currently benefits from low levels of crime although the fear of crime remains high. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) assist residents in feeling safe. This could assist in reducing crime and fear of crime. Despite the existing low crime rates, the policy is expected to have a positive effect on this objective. The following mitigation measures could be implemented: • 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,	**+**	**+**	**+**	The high quality design set out in this policy will assist in the quality of life and help improve the health and well-being of

more vibrant communities?				existing and new residents. It includes regard for neighbour amenity and avoidance of nuisances that can lead to neighbour conflict and be a cause of stress. This can assist with community cohesion. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) assist residents in feeling safe, in being able to access community facilities and help make the streets pedestrian-friendly. All these criteria will assist in promoting stronger and more vibrant communities. Overall, the policy has been assessed as having a minor positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure: • 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?	+	+	+	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. However, local materials such as thatch require long-term maintenance which could improve employment opportunities in Purbeck in the medium and long term. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) assist residents in being able to access public transport, which would help improve their opportunities for employment. 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: • 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?	n	n	n	The high quality design set out in this policy could assist in reduction of fuel bills. However, this could be offset by higher maintenance of housing due to more expensive local materials. The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) assist residents in adapting their homes as their circumstances change and enable to access community facilities and public transport. These criteria will assist in reducing poverty and helping everyone afford a good standard of living. 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. Overall, the policy is expected to have a neutral effect in relation to this objective. Effects could be enhanced though implementation of the following mitigation measures: • Actively promote the use of local companies in the construction of new residential development
Harness the economic potential of tourism in a sustainable way?	+	+	+	The achievement of high quality design with its emphasis on locally distinctive materials may generate some indirect benefits in relation to the tourism economy. Tourists are attracted in part to the distinctive townscapes of Purbeck, and this policy will ensure protection of this. Taking into account the potential for minor indirect benefits, it has been assessed as having a minor positive effect with respect to the tourism economy.

				No mitigation measures have been identified
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	**n**	**n**	**n**	The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) ensure that residents have easy access to public transport, are able to access community facilities and live in pedestrian-friendly streets. All these criteria will assist in helping residents with access to basic services. Overall, the policy is expected to have a minor positive effects. No mitigation measures have been identified
Reduce vulnerability to flooding and sea level rise & plan for climate change?	**n/a**	**n/a**	**n/a**	
Protect & enhance habitats and species?	**+**	**+**	**+**	The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals. This policy includes support for biodiversity through sensitive landscaping and through features that provide roosting opportunities for bats and birds. No mitigation measures have been identified.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	**+**	**+**	**+**	Purbeck 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. This policy tries to ensure that Purbeck's townscape is reflected well in a positive approach to development within its context. Overall, the policy has been assessed as having a positive effect through the promotion of high quality, sensitive design. No further mitigation measures have been identified.
Reduce water consumption?	**-**	**-**	**-**	The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) include water efficiency measures, although this is not specifically stated. Additional housing provision 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. The following mitigation measures could be implemented to alleviate negative effects further: • 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?	+	+	+	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. 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). The achievement of at least 14 building for life criteria, which are based on community, accessibility, character, layout and design, could (depending on which criteria are chosen) will help provide methods of construction that enhance the performance of the building and outperform statutory minima. These criteria will assist in reducing waste and minimising energy consumption and greenhouse gas emissions. Overall, the policy has been assessed as having a positive effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include: • 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?	-	-	-	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. 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. 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. 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. 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. 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: • 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 REN: Renewable Energy

Does the option/policy /proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	**-**	**+**	**+**	In the short term any development is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction of any renewable energy facilities. 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. In the medium and long term the guidance in this policy will ensure that no harm is caused to residential amenity from turbines or other emissions and will also have a positive effect due to provision of low-carbon sources from larger developments. 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 minor positive effects due to the potential for new development to be well-designed through renewable sources. No mitigation measures have been identified.
Help make suitable housing available and	**n/a**	**n/a**	**n/a**	Not applicable

affordable for everyone?				
Give everyone access to learning, training, skills & cultural events?	**+**	**+**	**+**	The promotion of renewable energy may assist in the provision of local training opportunities in this specialist area. Purbeck's largest employment site, Dorset Green, is marketing itself as a technological park, and research into renewable energy may be suitable in this location. This could assist in the provision of training opportunities and the acquisition of new skills, although this would only have a minor effect. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term. No mitigation measures have been identified.
Reduce crime & fear of crime?	**n/a**	**n/a**	**n/a**	
Promote stronger, more vibrant communities?	**n/a**	**n/a**	**n/a**	
Improve employment opportunities in Purbeck?	**+**	**+**	**+**	The promotion of renewable energy may assist in the provision of local employment opportunities in this specialist area. Purbeck's largest employment site, Dorset Green, is marketing itself as a technological park, and research into renewable energy may be suitable in this location. This could assist in the provision of employment in Purbeck. Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term. 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: • 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?	**n**	**n**	**n**	Renewable energy proposals set out in this policy could assist in reduction of fuel bills. However, this could be offset by higher costs of building in the first place. 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. Overall, the policy is expected to have a neutral effect in relation to this objective. Effects could be enhanced though implementation of the following mitigation measures: • 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**	This policy tries to counteract the potential negative effects on the landscape of large-scale renewable energy installations such as wind turbines. Overall this policy has been assessed as having a neutral effect with respect to the tourism economy.
Help everyone access basic services,	**n/a**	**n/a**	**n/a**	

reduce the need to travel by car & encourage cycling, walking and use of public transport?				
Reduce vulnerability to flooding and sea level rise & plan for climate change?	+	+	+	Renewable energy proposals set out in this policy plan for climate change by reducing reliance on fossil fuels. Overall the policy has been assessed as having a positive effect with respect to planning for climate change.
Protect & enhance habitats and species?	+	+	+	The policy ensures that renewable energy would not have an adverse impact on the integrity of internationally protected habitats unless there is no alternative solution. No mitigation measures have been identified.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	+	+	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). It also 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. This policy tries to ensure that Purbeck's landscape would be protected by any large-scale renewable energy project such as wind turbines. Overall, the policy has been assessed as having a neutral effect. No further mitigation measures have been identified.
Reduce water consumption?	n/a	n/a	n/a	
Reduce waste & minimise energy consumption & greenhouse gas emissions?	+	+	+	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. 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, while on sites of 10 or more dwellings, at least 10% of energy will be generated from decentralised and renewable or low carbon sources. Overall, the policy has been assessed as having a positive effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include:

				• 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?	-	-	-	Development 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. 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, The construction of new development 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. The policy ensures that no renewable energy apparatus would cause harm by noise, vibration and other harmful emissions. 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: • 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 LHH: Landscape, Historic Environment and Heritage

Does the option/policy /proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, &	-	+	+	In the short term any development is expected to generate localised negative effects with respect to the health and well-

promote healthy lifestyles?				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. In the medium and long term the guidance in this policy will ensure that no harm is caused to the landscape, historic environment and Purbeck's heritage, which will have a positive effect on the well-being of residents in Purbeck. 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 minor positive effects due to the potential for new development to respect the existing environment which contributes to quality of life and well-being of residents. No mitigation measures have been identified.
Help make suitable housing available and affordable for everyone?	**n/a**	**n/a**	**n/a**	
Give everyone access to learning, training, skills & cultural events?	**n/a**	**n/a**	**n/a**	
Reduce crime & fear of crime?	**n/a**	**n/a**	**n/a**	
Promote stronger, more vibrant communities?	**n/a**	**n/a**	**n/a**	
Improve employment opportunities in Purbeck?	**n/a**	**n/a**	**n/a**	
Reduce poverty and help everyone afford a good standard of living?	**n/a**	**n/a**	**n/a**	
Harness the economic potential of	**n**	**n**	**n**	This policy tries to counteract the potential negative effects on the landscape of additional development.

tourism in a sustainable way?				Overall this policy has been assessed as having a positive effect with respect to the tourism economy.
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	**n/a**	**n/a**	**n/a**	
Reduce vulnerability to flooding and sea level rise & plan for climate change?	**n/a**	**n/a**	**n/a**	
Protect & enhance habitats and species?	**n/a**	**n/a**	**n/a**	
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	**+**	**+**	**+**	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). It also 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. This policy tries to ensure that Purbeck's landscape, historic environment and heritage is protected in both the short and long term by giving it priority in decision-making. Overall, the policy has been assessed as having a positive effect. No further mitigation measures have been identified.
Reduce water consumption?	**n/a**	**n/a**	**n/a**	
Reduce waste & minimise energy consumption & greenhouse gas emissions?	**+**	**+**	**+**	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. 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, while on sites of 10 or more dwellings, at least 10% of energy will be generated from

				decentralised and renewable or low carbon sources. Overall, the policy has been assessed as having a positive effect in relation to this objective. This effect is likely to be felt in the short, medium and long term. Potential mitigation measures include: • 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?	-	-	-	Development 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. 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, The construction of new development 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. The policy ensures that no renewable energy apparatus would cause harm by noise, vibration and other harmful emissions. 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: • 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