

## Appendix 9: Development Options matrices (based on Spatial Options Background Paper Volume 4 2009)

### Development Option: Upton (DOU) - 40% of dwellings in Upton

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development 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. There may also be pressure on services within Upton, and additional healthcare provision might be required.</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 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>Mitigation measures would include:</p> <ul style="list-style-type: none"> <li>• Provision of additional healthcare facilities in Upton.</li> </ul>
Help make suitable housing available and	+	+	+	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

affordable for everyone?				<p>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. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. SHMA identifies 137 households in need in Upton (including Lytchett Minster).</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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed may require the provision of new educational facilities in Upton. 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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>• Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
Improve employment opportunities in Purbeck?	+	+	+	<p>The construction of new residential development is expected to generate employment opportunities in Upton. 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</p>

				<p>in the short, medium and long term. Measures which may enhance these positive effects include:</p> <ul style="list-style-type: none"> <li>• Provision of live/work units and promotion of home working</li> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p>The concentration of new housing proposed under this policy in urban areas (especially Upton) 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 through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>• The active promotion of the District tourism assets to new residents</li> </ul>
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 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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 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	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

vulnerability to flooding and sea level rise & plan for climate change?				<p>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"> <li>• Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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 (SNCl) 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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p>

				No further mitigation measures have been identified.
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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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</p>

				<p>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. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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### Development Option: Wareham (DOW) – 36% of dwellings in Wareham

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

				<p>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. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. SHMA identifies 91 households in need in Wareham.</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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
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"> <li>• Include a specific requirement within the Core Strategy or in a District Design Guidethat new development should</li> </ul>

				be designed to reduce crime and the fear of crime.
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>Provision of live/work units and promotion of home working</li> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>• The active promotion of the District tourism assets to new residents</li> </ul>
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 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>• Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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 important role to play in the protection of habitat. Consequently, there is potential for new development to have an impact on habitats and species. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's	-	-	-	<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</p>

unique landscape & townscape, & cultural & historical assets?				<p>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. The impact of a large amount of development west of Wareham (beyond the bypass) would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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</p>

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

- Encourage the adoption of high quality construction techniques which minimise noise impacts

### Development Option: Swanage (DOS) – 41% of dwellings in Swanage

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development 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 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. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. SHMA identifies 82 households in need in Swanage.</p> <p>Overall, the policy is expected to have a positive effect in relation to the supply of suitable and affordable housing</p>

				throughout the plan period. In order to enhance the positive effects associated with the policy and meet the affordable housing targets set out in the SHMA, the following measure could be introduced: <ul style="list-style-type: none"> <li>• Aim to maximise provision of affordable housing</li> </ul>
Give everyone access to learning, training, skills & cultural events?	n	+	+	The scale of new development proposed is not expected to support the provision of new educational facilities. The concentration of 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.  Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.  No mitigation measures have been identified.
Reduce crime & fear of crime?	n	n	n	Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.  The following mitigation measures could be implemented: <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	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.  Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. Positive effects may be enhanced through the implementation of the following measure: <ul style="list-style-type: none"> <li>• Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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. 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.  Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include: <ul style="list-style-type: none"> <li>• Provision of live/work units and promotion of home working</li> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
Reduce poverty and help everyone afford a good standard	+	+	+	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.

of living?				<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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District tourism assets to new residents</li> </ul>
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 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p>

				<p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>Promote the use of sustainable construction materials</li> <li>Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>Subject to economic viability, increase energy efficiency in new dwellings</li> <li>Ensure that all new development provides facilities for composting and recycling</li> <li>Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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</p>



				<p>movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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### Development Option: Preferred Option - 32% of dwellings in Swanage, 18% in Wareham and 16% in Upton

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

				<p>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. This 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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>Provision of live/work units and promotion of home working</li> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District tourism assets to new residents</li> </ul>
Help everyone access basic services, reduce the need to	+	+	+	<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</p>

travel by car & encourage cycling, walking and use of public transport?				<p>public transport thereby reducing the need to travel by car. Concentrating development in key settlements may serve to improve the viability of public transport provision and other key services and facilities generating positive effects for both prospective and existing residents although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>• Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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 and are assessed under other policies in this SA. The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through the Heathlands Mitigation Plan.</p> <p>No mitigation measures have been identified.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural &	-	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. For example, Swanage, which is expected to accommodate a</p>

historical assets?				<p>relatively significant level of growth, is located wholly within the AONB. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities. In the medium to long term, however, it is expected that the policy will have a neutral effect assuming that potential impacts are mitigated through both the Development Management process and the promotion of high quality, sensitive design.</p> <p>No further mitigation measures have been identified.</p>
Reduce water consumption?	-	-	-	<p>The provision of 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce</li> </ul>

				<p>the site size threshold</p> <ul style="list-style-type: none"> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. 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. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>

Development Option: Proportionate Development (DOP) 25.5% of dwellings in Swanage, 25.5% in Wareham and 16% in Upton

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development 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 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. This 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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>• Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>• Provision of live/work units and promotion of home working</li> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
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 through implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District tourism assets to new residents</li> </ul>
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 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p>

				<ul style="list-style-type: none"> <li>Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>

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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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</p>

				<p>the concentration of new development within key settlements.</p> <p>The majority of new residential development is expected to be located within the existing urban areas, which is likely to promote the reuse of brownfield and potentially contaminated land which would have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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**Development Option: Dispersal to all settlements (DOD) - 20% of dwellings in Swanage, 20% in Wareham and 16% in Upton**

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

				<p>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. This 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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>Provision of live/work units and promotion of home working</li> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District tourism assets to new residents</li> </ul>
Help everyone access basic services, reduce the need to	+	+	+	<p>The majority of the 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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</p>

travel by car & encourage cycling, walking and use of public transport?				<p>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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>• Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257</p>

				<p>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, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
Minimise land, water, air, light & noise	-	-	-	<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</p>



pollution?				<p>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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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### Development Option: Wool (DOWo) – 20% of dwellings in Wool, 23% in Swanage, 23% in Wareham and 16% in Upton

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

& promote healthy lifestyles?				<p>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. There may also be pressure on existing healthcare facilities in Wool. Additional facilities may be needed.</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 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>Mitigation measures would include:</p> <ul style="list-style-type: none"> <li>• Provision of additional healthcare facilities in Wool.</li> </ul>
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. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. SHMA identifies 111 households in need in Wool parish (which includes Bovington). This is the highest level of housing need (3.7% of all households).</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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
Give everyone access to	n	+	+	The scale of new development proposed may require the provision of new educational facilities in Wool. The

learning, training, skills & cultural events?				<p>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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>• Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>• Provision of live/work units and promotion of home working</li> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
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</p>

				<p>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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District's tourism assets to new residents</li> </ul>
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 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>

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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
Reduce waste & minimise energy consumption &	-	-	-	<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</p>

greenhouse gas emissions?				<p>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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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**Development Option: Bere Regis (DOBR) - 20% of dwellings in Bere Regis, 23% in Swanage, 23% in Wareham and 16% in Upton**

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development 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. The current doctors' surgery is at capacity in Bere Regis, and therefore would not be able to handle the number of households proposed in the option. Additional provision would be required.</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 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>Mitigation measures would include:</p> <ul style="list-style-type: none"> <li>• Provision of additional healthcare facilities in Bere Regis.</li> </ul>
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. This falls short of the identified need (82 dwellings per annum for 2007-2012) but will make a positive contribution toward this target. SHMA identifies 23 households in need in Bere Regis.</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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed may require the provision of new educational facilities in Bere Regis. 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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>Provision of live/work units and promotion of home working</li> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District tourism assets to new residents</li> </ul>
Help everyone	+	+	+	<p>The majority of the 2,400 dwellings to be provided within the District will be located within and around Purbeck's</p>

access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?				<p>main settlements. 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p> <p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>• Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p>

				<p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>

<p>Minimise land, water, air, light &amp; noise pollution?</p>	<p>-</p>	<p>-</p>	<p>-</p>	<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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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. In this respect, Policy CO seeks to focus new development within existing settlement boundaries.</p> <p>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once dwellings are occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. Potential mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Encourage the adoption of sensitive lighting in new developments to minimise light spill</li> <li>• Encourage the adoption of high quality construction techniques which minimise noise impacts</li> </ul>
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Development Option: Lytchett Matravers (DOL) - 20% of dwellings in Lytchett Matravers, 23% in Swanage, 23% in Wareham and 16% in Upton

Does the option/policy/proposal..	Impact: Short	Impact: Medium	Impact: Long	Supporting comments
Improve health, & promote healthy lifestyles?	-	+	+	<p>In the short term development 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. Additional healthcare provision may be required in Lytchett Matravers, as current facilities would be unable to cope with a large amount of development.</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 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>Mitigation measures would include:</p> <ul style="list-style-type: none"> <li>• Provision of additional healthcare facilities in Lytchett Matravers.</li> </ul>
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. This 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"> <li>• Aim to maximise provision of affordable housing</li> </ul>
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p>The scale of new development proposed may require the provision of new educational facilities in Lytchett Matravers. 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"> <li>• 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.</li> </ul>
Promote stronger, more vibrant communities?	+	+	+	<p>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"> <li>• Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the development.</li> </ul>
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"> <li>• Provision of live/work units and promotion of home working</li> <li>• Actively promote the use of local companies in the construction of new residential development</li> </ul>
Reduce poverty and help everyone afford	+	+	+	<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>

a good standard of living?				<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"> <li>Actively promote the use of local companies in the construction of new residential development</li> </ul>
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"> <li>The active promotion of the District's tourism assets to new residents</li> </ul>
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 2,400 dwellings to be provided within the District will be located within and around Purbeck's main settlements. 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 although taking into account the scale of development proposed, it is not considered that the positive effects will be significant.</p> <p>Overall, it is expected that the policy will have positive effects through the plan period on this objective due to the potential to focus new development within the District's most accessible locations.</p> <p>No mitigation measures have been identified.</p>
Reduce vulnerability to flooding and sea level rise & plan for climate change?	n	n	n	<p>Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). There is potential for new development associated with this policy to increase the risk of flooding both in the immediate vicinity of the development and elsewhere for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with PPS25 and the requirements of Policy FR such that any risk will be alleviated.</p>

				<p>Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</p> <ul style="list-style-type: none"> <li>Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</li> </ul>
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. The Habitats Regulation Assessment (HRA) for this option has raised concerns that impact on protected sites would be difficult to mitigate. Consequently, this option was not taken forward.</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. 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. The impact of a large amount of development in Swanage would have an impact on the landscape in this area. While 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, it is difficult to provide full mitigation with the level of development proposed in this option.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs), 25 Conservation Areas, and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new residential development depending on its location, scale and design. As with landscape considerations, however, it has been assumed that development that would have a negative effect on such assets would not be permitted.</p> <p>Overall, the policy has been assessed as having a negative short term effect in relation to this objective as a result of construction activities, and also in the medium and long term due to the sensitivity of this area, even 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"> <li>• Inclusion of a specific requirement in the Core Strategy for new developments to incorporate water efficiency measures.</li> </ul>
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"> <li>• Promote the use of sustainable construction materials</li> <li>• Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold</li> <li>• Subject to economic viability, increase energy efficiency in new dwellings</li> <li>• Ensure that all new development provides facilities for composting and recycling</li> <li>• Explore the potential for community heat and power facilities in larger developments</li> </ul>
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. However, there may be additional impact at Corfe Castle as additional traffic from Swanage uses this route in and out of the town.</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</p>

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