

Planning Purbeck's Future



**Core Strategy Pre-Submission
Sustainability Appraisal**

October 2010



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1 Introduction

1.1 Purpose of this report

The purpose of this report is to present the findings of the Sustainability Appraisal (SA) of Purbeck District Council's Core Strategy Pre-submission Document. The SA seeks to identify the economic, social and environmental impacts of the emerging Core Strategy and suggest ways to avoid or minimise negative impacts and maximise positive ones.

Representations are invited on this SA alongside the Core Strategy pre-submission document. This consultation is important to provide assurance that the most relevant potential effects of the Core Strategy pre-submission document have been identified.

All comments on this report are welcome but we would particularly welcome your views on the following questions:

- Are there likely to be significant effects associated with the policies and options that we have not identified?
- Are there any mitigation and enhancement measures that could be included to improve the sustainability of the Core Strategy pre-submission document?
- Are the monitoring measures set out sufficient to track significant effects that could be associated with the Core Strategy pre-submission document?

Comments should be made to ldf@purbeck-dc.gov.uk or by fax (01929 557348) or by post to:

Planning Policy Team
Purbeck District Council
Westport House
Worgret Rd
Wareham BH20 4PP

Alternatively, you may wish to use the representation form, which can be found on http://www.dorsetforyou.com/purbeck_consultation.

Responses must be received by 4pm on 20 December 2010.

1.2 Core Strategy overview

Purbeck District Council has prepared the Core Strategy Pre-submission Document. The Core Strategy is the first Development Plan Document (DPD) to be prepared by the Council and is the central component of the Local Development Framework (LDF). The Core Strategy sets out the vision and strategic objectives for future development in the District to 2026 as well as providing policy context for other DPDs.

While the Core Strategy sets out the general approach to the scale and location of Development and is not site specific, it does include several important strategic sites for development which are considered central to its the delivery.

The table below sets out the key dates in Purbeck’s Core Strategy consultation and SA consultation.

Date	Core Strategy Consultation	SA Consultation
2005		Scoping Report
2006	Issues and Options Leaflet	Sustainability Appraisal
2006	Preferred Options	Sustainability Appraisal
2008	Detailed Development Control Policies	-
2009	“Planning Purbeck’s Future”	Sustainability Appraisal (informal assessment)
2010	Settlement Extension Sites (Leaflets)	This Sustainability Appraisal
2010	Pre-Submission Document	This Sustainability Appraisal

1.3 Background to legislation

SA is required for all DPDs in fulfilment of S19(5) of the Planning and Compulsory Purchase Act 2004. Planning Policy Statement 12: Local Spatial Planning outlines the policy on sustainability appraisal as it relates to local development documents in paragraphs 4.39 to 4.43:

- Paragraph 4.39 states: “The 'sustainability appraisal' required by should be an appraisal of the economic, social and environmental sustainability of the plan.”
- Paragraph 4.40 states: “Sustainability appraisal fully incorporates the requirements of the European Directive on Strategic Environmental Assessment. Provided the sustainability appraisal is carried out following the guidelines in the A Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA.”
- Paragraph 4.43 states: “The Sustainability Appraisal should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. Sustainability assessment should inform the evaluation of alternatives. Sustainability assessment should provide a powerful means of providing to decision makers, and the public, that the plan is the most appropriate given reasonable alternatives.”

The Core Strategy Pre-submission document is a key element in the development of the Core Strategy for the district and as such, its proposals, along with the range of development options that have informed the choices made to date, should be subject to SA to ensure that the Core Strategy optimises the spatial planning contribution towards realising sustainable development in the district.

The output for an SEA is an Environmental Report which includes baseline information and a prediction of the environmental impacts of the plan. The Environmental Report also identifies options and alternatives, with emphasis on consultation and monitoring. The output of an SA is the Final Sustainability Report which encompasses the above information and broadens it to include social and economic considerations. ODPM guidance (2004) explains how it is possible to satisfy both requirements through a single appraisal process, as Purbeck District Council has done with this SA. Thus from now on, reference to SA should be taken to mean “SA incorporating SEA”.

Table 1 lists the relevant sections of this SA Report that are considered to meet the SEA Directive requirements.

Table 1.1: Meeting the SEA Directive Requirements

SEA Directive Requirements	Where covered
Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be give is (Article 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	SA Report Chapter 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	SA Report Chapter 3
The environmental characteristics of areas likely to be significantly affected	Chapter 3
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Appendices 10 – 14
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Chapters 5 and 6 Appendices 7, 8, 9
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Chapter 5
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)	Chapter 4
A description of measures envisaged concerning monitoring in accordance with Article 10	Chapter 6
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	Whole SA Report
Consultation	
Authorities with environmental responsibility, when deciding on the scope and	Appendices 1, 2,

SEA Directive Requirements	Where covered
level of detail of the information which must be included in the environmental report (Article 5.4)	3, 4
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this SA Report
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	Chapter 3
Provision of information on the decision	
<ul style="list-style-type: none"> • When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with • The measures decided concerning monitoring (Article 9) 	To be addressed prior to publication of the Core Strategy
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	Chapter 6

1.4 What is Sustainable Development?

Sustainable development is a term that has been commonly used since the Earth Summit in Rio de Janeiro in 1992. It aims to balance economic progress with social and environmental needs and not compromise the lives of generations to come.

The UK's vision of sustainable development is set out in the document "Securing the Future, the National Sustainable Development Strategy 2005". The principles are as follows:

- Living within Environmental Limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The principles form the basis of policy in the UK. For any policy to be sustainable, it must respect all five of these principles.

The principles are echoed in Planning Policy Statement 1: Delivering Sustainable Development, advising local planning authorities on the delivery of sustainable development through the planning system. The current version was introduced in February 2005.

1.5 Structure of this SA Report

The structure is set out as follows:

Table 1.2: Structure of the SA Report

Chapter No & Heading		Content
1	Introduction	Provides the background to and scope of the SA report and describes the Core Strategy.
2	Development of Purbeck's Core Strategy and SA	Describes the development of the SA objectives for assessing the Core Strategy pre-submission document. Describes the different types of input the SA has made and how recommendations were taken on board
3	SA Process	Describes the approach used for the SA process and the specific SA tasks undertaken. Discusses the review and the key themes emerging from the review. Discusses how baseline information was collected for each theme and carried forward into the next stage. Characterises Purbeck in terms of sustainability issues relating to development, identified from the baseline information gathered.
4	Judgements and Assumptions	Sets how what judgements and assumptions were made in assessing the Core Strategy pre-submission document against SA objectives.
5	Appraisal of Core Strategy against SA objectives	Assesses each option, site, and policy against SA objectives. Makes recommendations for mitigation. Summarises each SA objective and how easily it can be achieved by the Core Strategy. Discussion of specific options, site and policies with significant negative effects
6	Recommendations and conclusions	Includes sustainability strengths and weaknesses and likelihood of achieving sustainability objectives. Monitoring proposals are included.

2 Development of Purbeck's Core Strategy and SA

2.1 Purbeck's Vision and the SA Process

The Issues and Options Leaflet 2006 and Preferred Options 2006 vision stated: To retain and enhance the unique qualities of Purbeck's towns, villages, countryside and coast whilst improving the quality of life of the whole community. The SA did not raise any concerns about the vision at the time. However, over time, it has been understood that visions need to be more locally distinctive and "spatial".

Planning Purbeck Future 2009 document made a good job of taking a general vision directly from the Purbeck Community Plan and then expanding these into visions for specific areas and settlements.

The SA of the Core Strategy Consultation June 2010 tries to ensure that the vision for Purbeck continues to be reflected.

2.2 Purbeck's Spatial Objectives and the SA Process

The Issues and Options Leaflet 2006 set out **8** spatial objectives which were assessed against the SA objectives. The SA pointed out that objectives for flooding and climate change were not included. There were also other omissions: tourism, facilities for sport and recreation, community facilities.

Preferred Options 2006 set out **14** spatial objectives which were also assessed against the SA objectives. Again, flooding and climate change were not included. Planning Purbeck's Future 2009 has **9** spatial objectives with specific reference to climate change.

The monitoring section of Planning Purbeck's Future 2009 was examined as part of the SA process to ensure that the spatial objectives have specific and measurable outputs. This led to some minor amendments in the spatial objectives, for example with the objective to "support local communities". This widened the scope of the objective to ensure that the important issues such as crime and fear of crime could be measured within this objective and would reflect concerns set out in the Purbeck Community Plan.

The Core Strategy spatial objectives are as follows:

Table 2.1: Core Strategy spatial objectives

SO1	Respect the character and distinctiveness of Purbeck's settlements and countryside
SO2	Meet Purbeck's housing needs
SO3	Conserve and enhance Purbeck's natural habitat
SO4	Support local communities
SO5	Reduce vulnerability to climate change and dependence on fossil fuels
SO6	Ensure high quality, sustainable design
SO7	Conserve and enhance the landscape, historic environment and cultural heritage of the District
SO8	Promote a prosperous local economy
SO9	Provide an integrated transport system and better accessibility to services for everyday needs

The following table presents the compatibility of SA objectives with Core Strategy spatial objectives:

Table 2.2: Compatibility of SA objectives with Core Strategy spatial objectives

	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
Improve health, & promote healthy lifestyles?	✓	✓	✓	✓	✓	✓	✓	✓	✓
Help make suitable housing available and affordable for everyone?		✓		✓					
Give everyone access to learning, training, skills & cultural events?				✓				✓	✓
Reduce crime & fear of crime?				✓		✓	✓	✓	✓
Promote stronger, more vibrant communities?	✓	✓		✓		✓	✓	✓	✓
Improve employment opportunities in Purbeck?								✓	✓
Reduce poverty and help everyone afford a good standard of living?		✓		✓	✓	✓		✓	✓
Harness the economic potential of tourism in a sustainable way?	✓		✓		✓	✓	✓	✓	✓
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?					✓				✓

	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
Reduce vulnerability to flooding and sea level rise & plan for climate change?			✓		✓	✓		✓	✓
Protect & enhance habitats and species?	✓		✓		✓		✓		✓
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	✓		✓			✓	✓		✓
Reduce water consumption?			✓		✓	✓	✓		
Reduce waste & minimise energy consumption & greenhouse gas emissions?			✓		✓	✓			✓
Minimise land, water, air, light & noise pollution?	✓		✓		✓	✓	✓		✓

The table below assesses whether recommendations made on the spatial objectives in 2006 have been taken forward during the course of the Core Strategy preparation.

Table 2.3: Role of SA in development of Spatial Objectives

Omissions noted in SA of Issues and Options Leaflet 2006	Included in Preferred Options 2006?	Included in <i>Planning Purbeck's Future 2009?</i>
Social, economic and environmental impacts of climate change	Impact on agriculture, coastal erosion and flooding was raised as an issue, but not included as an objective.	Spatial objective includes reference to climate change. Policies on all these issues have been included.
Water consumption	Not raised as an objective, but included in policy PO10.	Spatial objective on high quality sustainable design covers this issue. Policy on this issue has been included
Energy usage	Included as a spatial objective (SO14) and in policies PO7 and PO8.	Spatial objectives on high quality sustainable design and integrated transport system cover this issue. Policies on these issues have been included
Pollution	Not raised as an objective, but included as policy PO9.	Spatial objectives on high quality sustainable design and reference to climate change cover this issue. Policies on these issues have been included
Sport and recreational facilities	Included as a spatial objective (SO9) and policy PO25.	Spatial objective on supporting local communities. Policy on this issue has been included
Crime and fear of crime	Raised indirectly through Issue 17 but not included as an objective.	Spatial objective on supporting local communities
Community facilities	Included in spatial objective SO9 and policies PO26 and PO27.	Spatial objective on supporting local communities. Policy on this issue has been included
Pressures from tourism	Included in spatial objective (SO7) and included as a policy (tourist accommodation only) and policies PO34, PO35, PO45, PO57 and	Spatial objective on promoting a prosperous local economy. Policy on this issue has been included

2.3 Issues and Options Leaflet 2006 and SA Process

The *Issues and Options Leaflet 2006* focussed on the following four issues: 1. Levels of housing growth, 2. Location of new housing, 3. Type of housing, 4. Employment development. The SA made specific recommendations. The table below assesses whether the recommendations were taken forward.

Table 2.4: SA comments on the *Issues and Options Leaflet 2006*

<i>Issues and Options Leaflet 2006</i>	<i>SA comments on Issues and Options Leaflet 2006</i>	<i>Incorporated into Preferred Options 2006?</i>	<i>Incorporated into Planning Purbeck's Future 2009?</i>
Level of housing growth	78 per year was the SA recommended option	No. The RSS Submission Draft document has stipulated 105 dwellings per annum.	No. The RSS proposed changes document has stipulated 120 dwellings per annum.
Location of new housing	All options except "dispersed growth" and rural exception sites	Insufficient detail provided on where growth would be. There was policy on rural exception sites, but no site criteria, which could lead to risk of unsustainable locations	Yes. Dispersed growth development option has been discarded. Rural Exception Policy now has criteria for location of sites, ensuring they are as sustainable as possible.
Type of housing	Increase proportion of affordable housing AND lower thresholds	This option has been included, but not in detail.	Partially. This option has been included as policy, but the threshold of 3 dwellings may be too high and compromise overall provision.
Employment	Potential for all options to be included	All options have been considered in the Preferred Options document.	Yes. All options have been considered. However, Purbeck has sufficient employment land (albeit poorly located) and the case for finding additional village sites needs further consideration.

2.4 Preferred Options 2006 and SA Process

The SA identified some sustainability weaknesses of the Preferred Options 2006, as set out in the left-hand column below. Many of these were then addressed in *Planning Purbeck's Future 2009*.

Table 2.5: SA comments on *Preferred Options 2006* & *Planning Purbeck's Future 2009*

<i>SA comments made on Preferred Options 2006 document</i>	<i>SA comments on Planning Purbeck's Future 2009</i>
The strong policies in support of energy efficiency are likely to be offset by growth in	Design Policy and Renewable Energy Policy have been included.

SA comments made on <i>Preferred Options 2006</i> document	SA comments on <i>Planning Purbeck's Future 2009</i>
traffic.	
The emphasis on economic growth (GVA) may not necessarily lead to better quality of life and, along with current trends, is likely to lead to an increase in consumption of natural resources.	This document has much less emphasis on GVA and more on provision of facilities and services. However, there is over-optimism on delivery.
Lack of detail within some options means they have the potential to be either sustainable or unsustainable	This document contains more details on housing, retail, and employment numbers, as well as details on "directions of growth".
Focus on self-containment of communities could be offset by closure of local facilities	A revised settlement strategy and the stronger focus on larger settlements have the potential to strengthen the self-containment of these settlements. The removal of settlement boundaries in smaller settlements will assist in bringing more focus to the larger villages that can best support facilities.
Climate change could offset any enhancement to habitat and to reducing vulnerability to flooding	Mitigating the impacts is the best that can be achieved by spatial planning. Various policies can assist, such as policies on flood risk, sustainable design, and accessibility.
<i>PO1: Sustainable Development in Purbeck</i> Reference to climate change and consumption (eco-footprint) should be included.	Liaison with Design and Conservation Officer undertaken re design policy for 2009 document and potential SPD. Liaison with Dorset County Council for suitable policies on accessibility and sustainable transport.
<i>PO10: Sustainable Drainage Systems (SUDs)</i> Robust policy on water efficiency suggested as well as SUDs.	Liaison with Design and Conservation Officer undertaken re design policy for 2009 document and potential SPD to include water efficiency. SUDs are included elsewhere and in PPS25.
<i>PO11: Bodies of Water and Flood Risk Areas.</i> Need to make reference to Flood Risk Assessments	Liaison with EA undertaken and SFRA written. Flood Risk policies were changed to reflect SFRA advice.
<i>PO15: Housing Numbers</i> Cumulative impact of additional housing on landscape, townscape and on habitat.	The SA raised concerns during process of deciding upon a Preferred Option that it would lead to more dispersed development than the Alternative Option. Removing settlement boundaries in the smaller settlements goes some way to mitigating the potential risks of cumulative impact and would avoid increased dispersal of dwellings.
<i>PO16: Gypsy and Traveller Accommodation</i> Needs to be accessible to services and not located near sensitive habitat.	Liaison with member of planning policy team on criteria for relevant, criteria-based policy.
<i>PO17: Broad Location of Development</i> Only a very small amount of development should take place in key villages which are not on public transport corridors	Preferred Option puts more development in key service villages than Alternative Options A and B. There are still SA concerns about development in some of the key service villages.
<i>PO18: Areas of Search.</i> Area of search should be focussed on settlements with good public	Preferred Option puts more development in key service villages than Alternative Options A and B.

SA comments made on <i>Preferred Options 2006</i> document	SA comments on <i>Planning Purbeck's Future 2009</i>
transport links or located near to main areas of retail and employment.	There are still SA concerns about development in some of the key service villages.
<i>PO20: Housing Density</i> Robust design policies required.	Liaison undertaken with Design and Conservation Officer. However, too much emphasis on SPD for delivery.
<i>PO21: Affordable Housing</i> Further details needed on thresholds and amounts	Thresholds and amounts now included in policy. However, it is recommended that the affordable housing threshold be reduced to help meet current needs, as much of Purbeck's development is likely to come forward below the proposed threshold. There is also the issue of whether, in the current economic climate, a lower threshold would be viable. Additional viability testing may need to be carried out.
<i>PO22: Rural Exceptions Site</i> Exception sites should be close to public transport corridors, close to a school, doctors' surgery and other essential facilities.	Concerns raised about poor accessibility have led to policy criteria on location of rural exception sites.
<i>PO29 and PO30: Existing Employment Areas & New Employment Development</i> Both options should refer to sites that are well-related to housing development and accessible by walking, cycling and public transport.	It is important that the proposed employment site in Bere Regis is linked to housing development. Purbeck already has a number of poorly-located existing employment sites..
<i>PO34: Tourism and Visitor Attractions</i> Recommends reference to Purbeck as centre for sustainable tourism, eco-tourism and geology study area.	Liaison with planning policy team and Tourism Officer, resulting in policy on Tourist Accommodation and Facilities
<i>PO38: Traffic Congestion on the A351. PO68: Accessibility and Transportation</i> Enhancements to A351 should be priority.	Ensure emphasis on the more sustainable aspects of dealing with traffic congestion, e.g. through cycle routes. Must not assume that new roads can be delivered. Liaison with Transport Representative at Dorset CC.
<i>PO64: Bere Regis.</i> Additional housing should not add large numbers of out-commuters onto the road network.	SA process raises concerns over the suitability of Bere Regis as a location for additional development. The Highways Agency objected to development here in 2006.

2.5 Planning Purbeck's Future 2009 and SA Process

The now-abandoned Regional Spatial Strategy (Proposed Changes) included 2750 dwellings to meet the requirements of the SE Dorset SSCT (Strategically Significant Cities and Towns). Purbeck has been unable to take this allocation forward, as there are indications that the amount and the location could lead to adverse impact on protected sites and therefore be contrary to the Habitats Regulations. It was not therefore included in *Planning Purbeck's Future 2009* consultation.

In *Planning Purbeck's Future 2009* **nine** options were initially drawn up and discussed, and **three** of them were taken forward for consultation. It should be noted that the SA process at

this stage was an informal assessment, and did not include matrices and detailed assessment of each site against SA objectives. For the sake of completeness, this SA includes matrices of all the development options.

Table 2.6: Summary of nine development options

Title	Details
1. Focus development at Upton	Not taken forward for consultation in 2009. At the time, Upton was identified by the RSS as forming part of the SSCT. Development would therefore have been contrary to RSS at the time.
2. Concentrate growth on the edge of Wareham	Taken forward as Alternative Option A in 2009. Not taken forward in 2010. It was later shown by HRA that this option could affect protected sites.
3. Focus growth at Swanage.	Taken forward as Alternative Option B in 2009. Not taken forward in 2010.
4. Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool.	Taken forward as the Preferred Option in 2009. Taken forward in 2010 consultations.
5. Proportionate Development (very similar to the Preferred Option, with a little more development at Wareham)	Not taken forward for consultation in 2009.
6. Dispersal to all settlements	Not taken forward for consultation in 2009. Did not conform to RSS at the time.
7. Improve self-sufficiency of Wool (approx 300 additional dwellings at Wool)	Not taken forward for consultation in 2009. Did not conform to RSS at the time.
8. Improve self-sufficiency of Bere Regis (approx 450 dwellings at Bere Regis)	Not taken forward for consultation in 2009. Did not conform to RSS at the time.
9. Improve self-sufficiency of Lytchett Mat. (approx 400 dwellings at Lytchett Matravers)	Not taken forward for consultation in 2009. Did not conform to RSS at the time.

2.6 Health Impact Assessment 2009

A Health Impact Assessment was undertaken in the 2009 SA to assess any potential negative effects from a health point of view. This is contained within **Appendix 5**. Four potentially negative impacts were identified, and mitigation for these have been incorporated into this SA.

2.7 Equalities Impact Assessment 2009

An Equalities Impact Assessment was undertaken in the 2009 SA to assess any potential negative effects from a health point of view. This is contained within **Appendix 6**. Negative impacts have been identified which are difficult to mitigate as they relate more to general trends in society. However, mitigation proposed in this SA will partially assist in enabling a more equal society.

2.8 Leaflets Consultation 2010 and SA Process

Just prior to the above consultation, advice given from the Planning Inspectorate was that any strategic sites should not go into a later Site Allocations Plan but should be consulted on as part of the main Core Strategy. Sites in the greenbelt, such as Wareham, Upton, and

Lytchett Matravers would be classed as strategic sites, and would require a review of the greenbelt. Swanage, as Purbeck's largest town and lying within the AONB, was also considered a strategic location.

With the above advice in mind, a further consultation took place in June 2010 on the above settlements, as well as the settlements of Bere Regis and Wool.

Each site went through the following assessment:

Assessment stage	
Stage 1	Sites submitted through the Strategic Housing Land Availability Assessment (SHLAA)
Stage 2	Sites not well-related to the relevant settlement boundary were removed
Stage 3	All remaining sites were assessed according to specific criteria set out in leaflets
Stage 4	All sites put forward as the preferred option for pre-submission and their alternative options (as consulted on in the leaflets) are assessed in this SA.

This SA includes an assessment of all sites consulted on in the leaflets in 2010.

2.9 Broad policies, Development Management policies and SA Process

All broad policies and development management policies contained within the pre-submission document are the result of previous consultations (including the 2006 Preferred Options document 2006, Development Management Issues and Options 2008, and *Planning Purbeck's Future*, 2009).

2.10 Options and policies assessed against SA framework

The following is a comprehensive list of all options and policies contained within the pre-submission document as well as all the alternative options considered. Commentary and matrices can be found either in the SA Report or in the appendices (marked "App").

Table 2.7: Location of assessment of options and policies

	List of options and policies assessed against SA Framework	Comm-entary	Matrices
	<i>Development Options (Spatial Options Background Paper Volume 4 (2009))</i>		
DOU	Development Option: Focus development at Upton	App 7	App 9
DOW	Development Option: Concentrate growth on edge of Wareham	App 7	App 9
DOS	Development Option: Focus growth at Swanage	App 7	App 9
DOPO	Development Option: Preferred Option	App 7	App 9
DOP	Development Option: Proportionate Development	App 7	App 9
DOD	Development Option: Dispersal to all settlements	App 7	App 9
DOWo	Development Option: Improve self-sufficiency of Wool	App 7	App 9
DOB	Development Option: Improve self-sufficiency of Bere Regis	App 7	App 9
DOL	Development Option: Improve self-sufficiency of Lytchett Matravers	App 7	App 9
	<i>Leaflet Consultation (June 2010)</i>		
BRA	Bere Regis Site A	App 8	App10
BRB	Bere Regis Site B	App 8	App10
BRC	Bere Regis Site C – Employment site	App 8	App10

	List of options and policies assessed against SA Framework	Comm-entary	Matrices
BRD	Bere Regis Site D	App 8	App10
BRE	Bere Regis Site E – School site	App 8	App10
LMA	Lytchett Matravers Site A	App 8	App10
LMB	Lytchett Matravers Site B	App 8	App10
LMC	Lytchett Matravers Site C – now included in Policy NE	App 8	App10
LMD	Lytchett Matravers Site D	App 8	App10
LME	Lytchett Matravers Site E	App 8	App10
SWA	Swanage Site A	App 8	App10
SWB	Swanage Site B	App 8	App10
SWC	Swanage Site C	App 8	App10
SWD	Swanage Site D	App 8	App10
U	Upton – Policemans Lane – now included in Policy NE	App 8	App10
WA	Wareham Area A – now included in Policy CEN	App 8	App10
WB	Wareham Area B	App 8	App10
WOA	Wool Site A	App 8	App10
WOB	Wool Site B	App 8	App10
WOC	Wool Site C	App 8	App10
WOD	Wool Site D	App 8	App10
	Spatial Objective 1		
LD	General Location of Development	SA report	App 11
NW	North West Purbeck	SA report	App 11
SW	South West Purbeck	SA report	App 11
CEN	Central Purbeck	SA report	App 11
NE	North East Purbeck	SA report	App 11
SE	South East Purbeck	SA report	App 11
CO	Countryside	SA report	App 11
	Spatial Objective 2		
HS	Housing Supply	SA report	App 12
AHT	Affordable Housing Tenure	SA report	App 12
AH	Affordable Housing	SA report	App 12
AH04	Affordable Housing – Alternative option - 2004 local plan levels	n/a	App 12
AH-1	Affordable Housing – Alternative option - one house and above	n/a	App 12
RES	Rural Exception Sites	SA report	App 12
GT	Site Criteria for Gypsies, Travellers & Travelling showpeople	SA report	App 12
	Spatial Objective 3		
BIO	Biodiversity and Geodiversity	SA report	App 12
DH	Dorset Heaths International Designations	SA report	App 12
	Spatial Objective 4		
RFS	Retail Floor Space Supply	SA report	App 13
RFSW	Retail Floor Space Supply (Wareham supermarket option)	n/a	App 13
RFSS	Retail Floor Space Supply (Swanage supermarket option)	n/a	App 13
RFSWS	Retail Floor Space Supply (Wareham & Swanage supermarket option)	n/a	App 13
RP	Retail Provision	SA report	App 13
CF	Community Facilities and Services	SA report	App 13
GI	Green Infrastructure, Recreation and Sports Facilities	SA report	App 13
	Spatial Objective 5		

	List of options and policies assessed against SA Framework	Commentary	Matrices
FR	Flood Risk	SA report	App 14
GP	Groundwater Protection	SA report	App 14
CE	Coastal Erosion	SA report	App 14
	Spatial Objective 6		
SD	Sustainable Design	SA report	App 14
REN	Renewable Energy	SA report	App 14
	Spatial Objective 7		
LHH	Landscape, Historic Environment and Heritage	SA report	App 14
	Spatial Objective 8		
ELS	Employment Land Supply: Approx 35 ha	SA report	App 15
ELS11	Employment Land Supply: Approx 11 ha	n/a	App 15
ELSSW	Employment Land Supply: ELS + 1ha at Swanage & 1ha at Wareham	n/a	App 15
E	Employment	SA report	App 15
TA	Tourist Accommodation and Attractions	SA report	App 15
MOD	Military Needs	SA report	App 15
CZ	Consultation Zones	SA report	App 15
	Spatial Objective 9		
IAT	Improving Accessibility and Transport	SA report	App 15
ATS	Implementing an Appropriate Transport Strategy for Purbeck	SA report	App 15
	Implementation and Monitoring		
DEV	Development Contributions	SA report	App 15

The comments include comments on probability, duration, frequency, cumulative and synergistic nature and reversibility of the effects.

2.11 Outline of pre-submission Core Strategy

The Core Strategy pre-submission document comprises 33 policies. All policies are listed under the appropriate Spatial Objectives. These include policies on location of development, settlement extensions and more specific criteria-based development policies.

Table 2.8 Core Strategy pre-submission policies

	List of policies in Core Strategy pre-submission document	Source
	Spatial Objective 1	
LD	General Location of Development	Ch 5
NW	North West Purbeck	Ch 7
SW	South West Purbeck	Ch 7
CEN	Central Purbeck	Ch 7
NE	North East Purbeck	Ch 7
SE	South East Purbeck	Ch 7
CO	Countryside	Ch 8
	Spatial Objective 2	
HS	Housing Supply	Ch 6
AHT	Affordable Housing Tenure	Ch 8
AH	Affordable Housing	Ch 8
RES	Rural Exception Sites	Ch 8
GT	Site Criteria for Gypsies, Travellers & Travelling showpeople	Ch 8

	List of policies in Core Strategy pre-submission document	Source
WHN	Wider Housing Needs	Ch 8
	Spatial Objective 3	
BIO	Biodiversity and Geodiversity	Ch 8
DH	Dorset Heaths International Designations	Ch 8
	Spatial Objective 4	
RFS	Retail Floor Space Supply	Ch 6
RP	Retail Provision	Ch 8
CF	Community Facilities and Services	Ch 8
GI	Green Infrastructure, Recreation and Sports Facilities	Ch 8
	Spatial Objective 5	
FR	Flood Risk	Ch 8
GP	Groundwater Protection	Ch 8
CE	Coastal Erosion	Ch 8
	Spatial Objective 6	
SD	Sustainable Design	Ch 8
REN	Renewable Energy	Ch 8
	Spatial Objective 7	
LHH	Landscape, Historic Environment and Heritage	Ch 8
	Spatial Objective 8	
ELS	Employment Land Supply: Approx 35 ha	Ch 6
E	Employment	Ch 8
TA	Tourist Accommodation and Attractions	Ch 8
MOD	Military Needs	Ch 8
CZ	Consultation Zones	Ch 8
	Spatial Objective 9	
IAT	Improving Accessibility and Transport	Ch 8
ATS	Implementing an Appropriate Transport Strategy for Purbeck	Ch 8
	Implementation and Monitoring	
DEV	Development Contributions	Ch 9

3 SA Process

3.1 Stages in the SA Process

Government guidance identifies a five stage approach to undertaking SA as follows:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope, which includes:

- Identifying other relevant plans, programmes and environmental protection objectives;
- Collecting baseline information;
- Identifying sustainability issues;
- Developing SA objectives;
- Consulting on the scope of the SA.

Stage B: Developing and refining alternatives and assessing effects, which includes:

- Testing the objectives against the SA objectives;
- Developing strategic alternatives;

- Predicting the effects of the policies contained within the Core Strategy, including alternatives;
- Evaluating the effects of Core Strategy policies, including alternatives;
- Identifying how adverse effects associated with the Core Strategy might be mitigated;
- Proposing measures to monitor the sustainability effects of implementing the Core Strategy.

Stage C: Preparing the Sustainability Report, which includes

- Presenting the predicted effects on sustainability of the Core Strategy, in a form suitable for public consultation and use by decision-makers.

Stage D: Consulting on the Core Strategy and the Sustainability Report, which includes:

- Consulting on the Core Strategy and Sustainability Report;
- Assessing any significant changes between the draft Core Strategy and the adopted plan;
- Providing information on how the Sustainability Report and consultees' opinions were taken into account in deciding the final form of the adopted Core Strategy.

Stage E: Monitoring implementation of the plan or programme, which includes:

- Developing aims and methods for monitoring the Core Strategy;
- Responding to adverse effects which may be caused by the Core Strategy.

The preparation of this Sustainability Report comprises the outputs of Stage B and represents Stage C of the above process and the consultation on this report and the pre-submission document constitutes the first part of Stage D. The remainder of this section sets the context in which the assessment was undertaken by describing Stage A.

The purpose of Stage A is to gather evidence and develop the framework to inform the assessment of the Core Strategy (Stage B). The development of the assessment framework and evidence base for the SA are documented in a Scoping Report which was published in December 2005. However, since publication of the Scoping Report, it has been necessary to update the baseline in view of new evidence and recently published plans and programmes. Consequently, this section sets out the current the sustainability context, sustainability baseline and key sustainability issues, which draws on both the Scoping Report and new evidence that has come to light.

Also set out below is the SA framework, which was originally set out in the Scoping Report and agreed upon through a process of consultation, and is considered still to be valid.

3.2 Summary of SA Documents: 2005 – 2010

The following table sets out key stages of the SA.

Table 3.1 Summary of SA Documents 2005-2010

Date	SA preparation	Comments
2005	Scoping Report Stage A1	Review of over 130 documents, leading to list of key themes for which baseline data was required.

	Scoping Report Stage A2	Data was collated according to the themes identified above. This led to a better understanding of key issues.
	Scoping Report Stage A3	Description of key issues in the District
	Scoping Report Stage A4	Development of SA objectives as the tool for assessing Core Strategy documents
	Scoping Report Stage A5	Consultation on the above
		Amendments made based on consultee responses
2006	SA: Issues and Options leaflet	Recommendations for Preferred Options
2006	SA: Preferred Options	Recommendations for pre-submission document
2008	Scoping Stages A1 – A4 updated	Minor amendments made where required.
2009	SA: “Planning Purbeck’s Future”	Recommendations made for pre-submission document. Amendments made based on consultee responses to SA.
2010	Scoping Stages A1 – A4 updated	Minor amendments made where required.
2010	SA: Pre-submission document	Full Sustainability Appraisal, covering 2009 consultation, June 2010 consultation and pre-submission consultation

3.3 Scoping Stage A1: Review of Relevant Plans and Programmes (Appendices 16, 17, 18, 19, 20)

One of the first steps in undertaking an SA is to identify other relevant plans, programmes and sustainability objectives. The review of these other plans and programmes is carried out in order to establish how they might affect the Core Strategy, to identify other sustainability objectives to which the Core Strategy could contribute and to help to inform the SA objectives.

The key messages arising from the updated review of plans and programmes are presented below, ordered thematically and then arranged into the headings of general, social, economic and environmental, as follows:

Table 3.2: Key messages arising from Stage A1.

Key messages	Key Sources
Social	
Health	
The area has an ageing population, while young people tend to leave the area to work in the Poole/Bournemouth conurbation.	Purbeck Community Plan 2009 - 2020
Housing	
The cost of housing is prohibitive for many, a problem exacerbated by a large number of second homes	Sustainable Communities in the South West
Training and Development	
Young people find it difficult to access opportunities for education, skills and other	Purbeck Community Plan 2009 - 2020 Regional Economic Strategy for SW

Key messages	Key Sources
activities that are important for their personal development.	
Crime	
Crime and especially fear of crime (including anti-social behaviour) is a concern in Purbeck although crime rates are lower than average.	Purbeck Community Plan 2009 - 2020 Parish plans
Community	
People attach importance to the communities in which they live	Purbeck Community Plan 2009 - 2020 Parish plans
Economy	
Work	
Purbeck's salaries have recently risen and are now above the Dorset average, possibly reflecting proximity to well-paid work in the Poole/Bournemouth conurbation.	Regional Economic Strategy for SW Raising the Game (Bournemouth, Dorset & Poole Economic Partnership)
Living Standards	
There are pockets of poverty and inequality, although these can be hidden.	Sustainable Communities in the South West
Tourism	
The World Heritage Site status presents both issues and opportunities for Purbeck. Additional tourism can mean additional income, but also additional traffic on the roads	World Heritage Management Plan Heritage Coast Management Plan
Accessibility	
The high cost and infrequency of public transport are causing difficulties with access.	Purbeck Community Plan 2009 – 2010 Purbeck Transportation Strategy Local Transport Plan (LTP2)
Environment	
Adaptation to climate change	
The over-riding international and national concern is the one of climate change, both adaptation to changes and the contribution that can be made to reduce CO2 emissions. The effects of climate change and an increase in flooding is likely to be a problem in Purbeck, as elsewhere	Kyoto Protocol UK Sustainable Development Strategy
Biodiversity	
Purbeck is an area of outstanding quality in terms of biodiversity, with much of the land covered by international and national designations.	Purbeck District Local Plan 2004
Heritage	
Efficient use of land for development (brownfield sites, higher densities) is preferable to development on green field sites. Communities value the high quality built and natural character of the area.	Conservation Area appraisals Townscape appraisals AONB Management Plan

Key messages	Key Sources
Water	
Provision of a safe and plentiful water supply is essential. Purbeck is home to Groundwater Source Protection Zones, which protect the quality and quantity of groundwater for local water supplies.	River Basin Management Plan (South West River Basin District: Annex B Water body status objectives) Water Framework Directive
Energy	
There is need to conserve energy and provide renewable energy sources to reduce the use of fossil fuels	Kyoto Protocol UK Sustainable Development Strategy Directive 2001/77/EC Renewable Energy
Pollution	
Cumulative impacts of pollution (especially light pollution) are raising concern at international and at local level. Levels of phosphorus and nitrate in the Frome have been rising and the trend is upwards Levels of nitrogen in Poole Harbour are such that the Harbour is classified as eutrophic.	Directive 2002/49/EC Environmental Noise Directive 2002/3/EC Air Quality Framework Directive 91/676/EEC Nitrates Poole Harbour Aquatic Management Plan River Basin Management Plan (South West River Basin District: Annex B Water body status objectives) Water Framework Directive

3.4 Scoping Stage A2: Baseline Information (Appendix 21)

Taking each theme emerging from Stage A1, baseline socio-economic and environmental information was collected which meets the requirement under Annex 1 (b), (c) and (d) of the SEA Directive to describe: “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme/ the environmental characteristics of areas likely to be significantly affected; any existing environmental problems which are relevant to the plan or programme, in particular those relating to any areas of a particular environmental importance”. This information:

- assists in identifying key sustainability issues, the current situation and trends;
- is a reference point for each of the objectives and detailed questions in the SA Framework; and
- provides the basis for prediction and monitoring of the likely effects of the Core Strategy.

The baseline review identified a number of key sustainability issues that should be considered by the SA when appraising the Core Strategy. These are set out in Table 2.2 below.

Table 3.3: Key sustainability issues arising from baseline review (Stage A2)

Key sustainability issues arising from baseline review	Key Source of data
Social	
Health	
Life expectancy is rising	Dorset Data Book, AMR, Purbeck in Profile
Housing	
High number of second homes	Dorset Data Book, AMR, Purbeck in Profile
Low percentage of affordable housing built	Dorset Data Book, AMR, Purbeck in Profile

Key sustainability issues arising from baseline review	Key Source of data
House price to household income ratio	Dorset Data Book, AMR, Purbeck in Profile
Training and Development	
Poorer than UK average for GCSEs	Dorset Data Book, AMR, Purbeck in Profile
Crime	
Low crime rate	Dorset Data Book, AMR, Purbeck in Profile
Community	
Satisfaction with area as place to live	Dorset Data Book, AMR, Purbeck in Profile
Economy	
Work	
Higher than average number of people working in tourism and service industries	Dorset Data Book, AMR, Purbeck in Profile
Living Standards	
GVA is lower than average	Dorset Data Book, AMR, Purbeck in Profile
Tourism	
Tourism accounts for important % of income generated	Dorset Data Book, AMR, Purbeck in Profile
Accessibility	
High car ownership	Dorset Data Book, AMR, Purbeck in Profile
Environment	
Adaptation to climate change	
Small number of dwellings at risk of fluvial and tidal flooding and coastal erosion	Dorset Data Book, AMR, Environment Agency
Biodiversity	
Over 23% of District covered by national and international nature conservation designations.	Dorset Data Book, AMR, Dorset Environmental Records Centre
Heritage	
25 Conservation Areas, 1,435 listed buildings	Dorset Data Book, AMR, PDC
Water	
Water consumption increasing	Environment Agency
Energy	
Ecological footprint of 5.35 global hectares per person	DCCRI
Pollution	
Increase in nitrates and phosphates in some streams and eutrophication of Poole Harbour	Environment Agency

3.5 Scoping Stage A3: Key Sustainability Issues (Appendix 22)

The review of baseline information, policies, plans and programmes, as well as consultation both internally and with external stakeholders, highlighted a number of key sustainability characteristics of Purbeck. These are highlighted in Table 2.3.

Table 3.4: Characteristics and Issues

Characteristics of Purbeck
GENERAL
Purbeck is a small rural District with a population of just over 44,500. The largest towns are Swanage, Wareham and Upton, which contain around 60% of the District's population. The

Characteristics of Purbeck

southern part of the District is designated an Area of Outstanding Natural Beauty, and virtually all the coastline is Heritage Coast. The coast from Studland westwards is designated a World Heritage Site. International and national nature conservation designations cover over 23% of the District.

SOCIAL

Purbeck has 18.6% of people with limiting, long-term illness, while 34.3% of households are affected by someone with such an illness. 37.5% of these are of working age. Life expectancy is significantly higher than the average. However, the ageing population in Purbeck means increased pressure on health facilities and need to encourage fitness among the elderly. Accessibility to health shows up well in the baseline data, but the data does not tell the whole story, and there is other evidence (for example, from the Purbeck Community Plan) that younger residents in particular struggle to access facilities that could assist in their health and well-being. Encouraging healthy lifestyles can also be difficult in a rural area with high car-dependency.

The high cost of housing is well documented. Local housing is out of reach for some local people who wish to stay in the area. This is exacerbated by the buying of homes by people outside the area as second homes and/or as investments.

Although qualifications are slightly higher than average, there are concerns about young people with qualifications leaving the area in search of more suitable and more highly paid work. Furthermore, access to skills can be problematic due to transport difficulties.

Purbeck's crime rate of 67 crimes per 1,000 population is slightly higher than the county overall but is lower than national figures. However, Purbeck has the second highest rate of vehicle crime across the county (10 crimes per 1,000 population) which could be as a result of increased vehicle numbers in summer. Perception of crime in Purbeck is an issue to be addressed and more than half of Purbeck residents are concerned about anti-social behaviour and drug use.

Access to local facilities can be poor in isolated areas. However, this does not mean that the communities themselves lack "community spirit". Furthermore, research undertaken in West Dorset indicates that people move to rural areas for quality of life and not for access to services. Notwithstanding this apparent lifestyle choice, promotion and retention of facilities such as village halls and similar facilities would assist in promoting community participation as well as improving access.

ECONOMIC

In 2007, mean and median weekly pay was lower in Purbeck than for the rest of the country, which may have reflected the strength of tourism and the relative weakness of the knowledge-based sector. However, more recently (2009) pay has risen and is now more in line with the South East figures. The reasons for this are unclear, but may reflect out-commuting to the Poole/Bournemouth conurbation and beyond. The impact of the current recession on pay is not yet known.

Purbeck has an over-supply of employment land provision, with large sites at Holton Heath and Winfrith (now referred to as Dorset Green). Borough of Poole has a short-term undersupply of employment land, which may lead to Holton Heath being a potential site to meet this employment need – as per observations in the workspace strategy.

The World Heritage Coastline is a major tourist attraction, as well as its "hinterland". Wareham, for example, has been labelled a "gateway" to Jurassic Coast, and the potential for Purbeck to benefit economically from the designation is considerable. A key issue is to encourage tourists to come into the area by means other than the car.

Access to a car is high in Purbeck while public transport is perceived as both expensive and unreliable. Therefore most people travel to work by car with only 16% of households not having access to a car. Public transport is comparatively expensive and not frequent. Most visitors to Purbeck use their car to travel to and around Purbeck. Indeed, other options are limited, especially

Characteristics of Purbeck
outside the three main towns.
ENVIRONMENTAL
While only 3.8% of Purbeck's housing is deemed to be at risk of flooding, this is likely to increase with climate change.
Purbeck has 6,536.39 ha of SACs (Special Area of Conservation), 7,330.03 ha of SPAs (Special Protection Areas) and of Ramsars, and 9,924.78 ha of SSSI. 51.23% of SSSIs (which contain SACs, SPAs and Ramsars) are in favourable condition, against a government target of 95% by 2010. Loss of heathland by development is not currently a major problem, but SSSIs are under threat from lack of management and from additional nearby development, with its pressure from domestic animals and vandalism.
Purbeck has recently been able to achieve most of its new housing on brownfield land, although it must be noted that brownfield does not mean "devoid of habitat". Purbeck has 25 conservation areas, but none of them have management proposals although character appraisals are being updated. Listed buildings at risk in Purbeck are double the national average. Appendix 1 of the Purbeck Local Plan 2004 lists all the scheduled and unscheduled ancient monuments in the area.
Water use per capita is less than the national average, but there is a increasing national trend and consideration must also be given to lower rainfall as part of the process of climate change.
While the annual consumption of gas per household is lower than the national average, this may reflect the fact that many properties use oil. Consumption of electricity is higher than average. The recycling rate for Purbeck was poor until the introduction of recycling boxes, which has improved recycling rates and reduced the amount of waste going to landfill.
Most rivers in Purbeck are deemed to have good chemical and biological water quality. However, they are high in nitrates, and Poole Harbour is classed as eutrophic. The forms of pollution most of concern to the public are those that are "visible" – eg abandoned cars and litter. Noise and light pollution is not measured in the baseline data, but is raised as an issue in some parish plans.

The Core Strategy, as part of the LDF, will shape the spatial development of the district until 2026. Over this period, the baseline against which the Core Strategy Pre-submission document has been appraised could be subject to change. Table 2.4 identifies some of the key traits of the evolving baseline. Once the Core Strategy has been adopted, the results of implementation of the spatial policies which it contains will influence the future development of the baseline.

Table 3.5: Likely evolution of the baseline without the implementation of the Core Strategy

Likely evolution of the baseline without the implementation of the Core Strategy
GENERAL
Based on past trends, Purbeck is likely to continue experiencing population growth, attributable mainly to inward migration. The population in rural areas is likely to continue to increase, with rural areas becoming more urbanised and dispersed growth making it difficult to plan for facilities and services.
SOCIAL
The Office of National Statistics (ONS) expects the trend of an ageing population structure to continue nationally until at least 2021, and in Purbeck the proportion of residents over retirement age is likely to increase. Trends in the SofSW 2004 suggest that inequalities in health correlated with socio-economic deprivation are widening. However, life expectancy for males and females is increasing. Both these issues are likely to be reflected in Purbeck.
Due to in-migration, particularly from the South East and the high quality of life in Purbeck, it is

Likely evolution of the baseline without the implementation of the Core Strategy

likely that house prices will continue to rise over and above salaries, even allowing for the current recession.

The concerns about anti-social behaviour and drug use, as well as perception of crime, are likely to continue, in particular as more people move into the area. If services and facilities are not retained, and if policies on sustainable design are not implemented, problems of anti-social behaviour will not be addressed.

ECONOMIC

Unemployment is likely to remain lower than as the national average due to dependence on tourism. However, the opportunity to develop Knowledge-based industries through Core Strategy allocations may be lost.

The SofSW 2004 states that output per person is falling relative to the national figure, due to low levels of productivity in the more rural parts of Purbeck. This will be exacerbated by an ageing population.

Pressures from tourism are likely to continue, with noticeable impact on the road system.

SofSW 2004 reported that bus passenger numbers were falling, although use of rail was increasing. However, recent trends have changed with bus provision for the "Jurassic Coast" and free travel for retired people.

ENVIRONMENTAL

The amount of Purbeck's housing at risk of flooding is likely to increase with climate change. The Environment Agency predicts an increase in the frequency of coastal flooding as a result of sea level rise. Without a Core Strategy, PPS25 would apply, which sets out a sequential test to development. Development in Purbeck can be accommodated outside areas at risk of flooding, but a lack of policy on coastal erosion could lead to inappropriate surface water run-off.

According to the SofSW 2004, the condition of SSSIs is improving. Furthermore, a government target of 95% of SSSIs in favourable condition by 2010 means that funding has been put into restoring SSSIs, so the trend towards improvement is likely to continue. However, climate change could have a negative impact on the quality of SSSIs, while an increase in ownership of domestic pets and in arson could have serious consequences. Without a Core Strategy which steers development away from protected sites, negative impact could continue.

Purbeck currently has a high number of listed buildings at risk. This is likely to continue due to lack of resources to address this issue.

Purbeck may be able to continue to build a reasonably high number of its houses on brownfield sites. However, the very high percentages achieved in the past may not continue, as all the suitable brownfield has been built on. Without a Core Strategy, Purbeck could be subject to speculative planning applications in unsuitable locations.

Pressure on water is likely to continue to increase. Supp Report 1 of the abandoned South West Regional Spatial Strategy (RSS) suggested that potential deficits would occur within the South West due to household growth, without further efficiency measures and investment in strategic water resources such as reservoirs.

Production of waste is likely to continue to increase as the population increases. However, recycling rates are likely to increase during this time.

Water quality in Purbeck is likely to continue to improve, along with most other areas in the South West region, due to continued effective monitoring by the Environment Agency

According to the Countryside Quality Counts national Indicator of Change, and CPRE's data on tranquil areas and light pollution, it is likely that the urbanisation of rural areas will continue. National headline indicators for road traffic in the SW show that levels of traffic are increasing.

3.6 Scoping Stage A4: SA Framework (Appendix 23)

SA is fundamentally based on an objectives-led approach whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development. In line with other Dorset authorities, Purbeck used the now abandoned RSS Strategic Sustainability Appraisal Framework as the basis for identifying objectives that would comprise the SA framework for the Core Strategy. This was amended to into account any additional factors that emerged during stages A1, A2 and A3 and to reflect comments received on the Scoping Report which underwent consultation in 2005.

It was not considered necessary to revise these objectives in light of the updated baseline and plans and programmes review nor the announcement by the Coalition Government to abolish RSSs, given that the evidence base which underpinned the development of the RSS SA Framework was subject to rigorous consultation and supported by an extensive evidence base.

The table below presents the SA Objectives and the decision making criteria/ guidance relating to each of the objectives.

Table 3.6: SA Objectives and decision-making criteria

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
SOCIAL			
Headline Theme: Improving health and well-being			
Health	Improve health and promote healthy lifestyles	<ul style="list-style-type: none"> • Does the policy/plan improve health? • Does the policy/plan reduce health inequalities? • Does the policy/plan promote healthy lifestyles, especially routine daily exercise? • Does the policy/plan promote the countryside as a recreation resource that is accessible to all? • Does the policy/plan encourage provision of outdoor recreation? 	Human health
Housing	Help make suitable housing available and affordable for everyone	<ul style="list-style-type: none"> • Does the policy/plan help make suitable housing available and affordable for everyone? • Does the policy/plan protect social housing from being “sold off” at a later date? 	Population, human health, material assets
Training and Develop-	Give everyone access to learning, training, skills & cultural events	<ul style="list-style-type: none"> • Does the policy/plan equip people for economic success? • Does the policy/plan 	Human health

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
ment		encourage personal development? <ul style="list-style-type: none"> • Does the policy/plan increase engagement in cultural activities? • Does the policy/plan raise educational achievement levels? • Does the policy/plan help everyone acquire the skills need to find and remain in work? 	
Headline Theme: Providing strong communities			
Crime	Reduce crime and fear of crime	<ul style="list-style-type: none"> • Does the policy/plan assist in the reduction of crime and fear of crime? 	Human health
Community	Promote stronger, more vibrant communities	<ul style="list-style-type: none"> • Does the policy/plan help to foster mutual trust, self help and reduce the amount people need to travel away from their homes? • Does the policy/plan contribute to resilience and community strength? • Does the policy/plan contribute to more local expenditure on goods and services? • Does the policy maintain and protect the local culture, traditions and civic pride? • Does the policy/plan increase engagement in the local community? 	Human health
ECONOMIC			
Headline Theme: Developing a sustainable economy			
Work	Improve employment opportunities in Purbeck	<ul style="list-style-type: none"> • Does the policy/plan help to provide job satisfaction? • Does the policy/plan ensure high and stable levels of employment? • Does the policy/plan stimulate economic activity in Purbeck? • Does the policy/plan help sustain economic growth and competitiveness? 	Human health,

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
		<ul style="list-style-type: none"> • Does the policy/plan facilitate diversification of the rural economy? • Does the policy/plan facilitate promote home-working and live-work units? • Does the policy/plan combine economic enterprise with countryside management and conservation objectives? • Does the policy/plan recognise Purbeck's uniqueness and potential as a centre of excellence for countryside management? 	
Living standards	Reduce poverty and help everyone afford a good standard of living	<ul style="list-style-type: none"> • Does the policy/plan help to reduce cash costs such as need to travel, high housing costs and so on? • Does the policy/plan level up cash incomes? • Does the policy/plan acknowledge the problem of hidden rural deprivation? 	Human health
Tourism	Harness the economic potential of tourism in a sustainable way	<ul style="list-style-type: none"> • Does the policy/plan harness opportunities to promote sustainable tourism? • Does the policy/plan support local tourist business, either directly or indirectly? • Does the policy/plan promote additional tourist accommodation? • Does the policy/plan assist in the protection of coast against erosion? • Does the policy/plan minimise human intervention in the evolution of coastal processes? • Does the policy/plan conserve and enhance the natural and historic heritage of the coast? • Does the policy/plan promote the economic value of the coast for the local community? 	Cultural heritage

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
Access- ibility	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	<ul style="list-style-type: none"> • Does the policy/plan help everyone get access to what they need, while reducing environmental damage? • Does the policy/plan reduce the need to travel by car? • Does the policy/plan make public transport, cycling and walking easier and more attractive? • Does the policy/plan improve accessibility to basic services? • Does the policy/plan recognise that car travel may be the only realistic option for many people? 	Human health, air, climatic factors
ENVIRONMENTAL			
Headline Theme: Protecting and enhancing environmental quality and assets			
Climate change	Reduce vulnerability to flooding and sea level rise and plan for climate change	<ul style="list-style-type: none"> • Does the policy/plan reduce vulnerability to flooding, sea level rise, coastal erosion and instability? • Does the policy/plan indicate areas at risk from fluvial or coastal flooding? • Does the policy/plan protect flood defences and related infrastructure? • Does the policy/plan reduce vulnerability to an increase in fuel prices? • Does the policy/plan encourage “going local” through encouraging local farmers and local food production • Does the policy/plan strengthen links between “wild” areas? • Does the policy/plan support farmers’ sustainable stewardship of rural land? • Does the policy/plan take into account possible impacts of climate change? 	Climatic factors
Biodiversit	Protect and enhance	<ul style="list-style-type: none"> • Does the policy/plan protect 	Biodiversity,

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
y	habitats and species	and enhance habitats and species? <ul style="list-style-type: none"> • Does the policy/plan encourage additional public open space? • Does the policy/plan avoid development near heathland? • Does the policy/plan recognise and seek to protect and enhance strategic wildlife corridors? 	flora and fauna
Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets	<ul style="list-style-type: none"> • Does the policy/plan promote the conservation and wise use of land? • Does the policy/plan protect and enhance the existing landscape and townscape? • Does the policy/plan value and protect distinctiveness and increase resilience to external change? • Does the policy/plan maintain and enhance cultural and historical assets? • Does the policy/plan ensure appropriate land use in relation to soil and geology? 	Cultural heritage, inc. architectural & archaeological heritage
Headline Theme: Protecting natural resources			
Water	Reduce water consumption	<ul style="list-style-type: none"> • Does the policy/plan keep water consumption to a minimum? • Does the policy/plan have the potential to achieve sustainable water resources management? 	Water
Energy	Reduce waste and minimise energy consumption and greenhouse gas emissions	<ul style="list-style-type: none"> • Does the policy/plan include renewable energy production and energy efficient technologies or ways to design out the need to use energy? • Does the policy/plan minimise consumption and extraction of minerals? • Does the policy/plan help the waste hierarchy by avoiding 	Soil, air, climatic factors

SA Theme (Stage A1)	SA Objective (Stage A4)	Guide questions/Decision making criteria	SEA Theme (SEA Guidance: Annex 1 f)
		<ul style="list-style-type: none"> creating waste at source? Does the policy/plan protect internationally and nationally designated areas from adverse effects of renewable energy? Does the policy/plan maximise benefits to local communities from renewable energy projects? 	
Pollution	Minimise land, water, air, light, and noise pollution	<ul style="list-style-type: none"> Does the policy/plan protect from land, water, air, light, & noise pollution? Does it improve existing pollution problems? Does the policy/plan encourage re-use and remediation of contaminated land? Does the policy/plan have the potential to improve water and groundwater quality? Does the policy/plan have the potential to improve air quality? 	Soil, air, water, human health

The SEA Directive requires a number of issues (SEA topics) to be covered when assessing the likely significant effects on the environment (Annex 1 f). Table X shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 3.7: Coverage of SEA topics by SA Framework

SEA Topic	SA Theme	SA Objective
Biodiversity	Biodiversity	Protect and enhance habitats and species
Population	Housing	Help make suitable housing available and affordable for everyone
Human Health	Health	Improve health and promote healthy lifestyles
Fauna	Biodiversity	Protect and enhance habitats and species
Flora	Biodiversity	Protect and enhance habitats and species
Soil	Pollution	Minimise land, water, air, light and noise pollution
Water	Water, Pollution	Minimise land, water, air, light and noise pollution

SEA Topic	SA Theme	SA Objective
		Reduce water consumption
Air	Pollution	Minimise land, water, air, light and noise pollution
Climate	Climate change	Reduce vulnerability to flooding and sea level rise and plan for climate change
Material assets	Housing	Help make suitable housing available and affordable for everyone
Cultural heritage	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets
Landscape	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets

3.7 Scoping Stage A5: Consultation on draft

The Scoping Report was completed in draft form in December 2005 and consulted on for a five-week period. Following consultation, amendments were made to produce a more robust document, which could then be used for the SA of Issues and Options Leaflet.

All comments received as part of consultations on previous SA reports are included in **Appendices 1 - 4**. Changes were made to stages A1 – A4 in accordance with comments made.

4 Appraisal Methodology

4.1 Introduction

This chapter of the report describes the results of the appraisal of effects of the Core Strategy Pre-Submission Document against the SA objectives. It presents the summary of the appraisals of the effects of the following:

- Location of development policy
- Spatial policies
- Development policies

The summary of and matrices for the strategic sites (Leaflet consultation in June 2010) which are contained within the spatial policies can be found in **Appendices 8 and 10**.

During the preparation of this document however, a number of alternative options not previously assessed were considered and are consequently also the subject of this SA report. The methodology for the assessment of these policies and alternatives is discussed in the following sections. The matrices for the alternative options are included in **Appendices 12 – 15**.

It should be noted that the compatibility of the Core Strategy Vision and Objectives was tested by assessing the relationship between the SA objectives and the vision and objectives as part of the SA prepared in support of Planning Purbeck's Future.

4.2 Assessing Core Strategy Policies and Alternatives

As set out in Chapter 2, the Core Strategy Pre-submission Document contains a total of 32 policies which have been assessed as part of the SA process. As part of the development of the Pre-submission Document, a number of alternatives to the proposed policies were also identified and assessed as part of the SA process.

The appraisal of the proposed policies and alternatives has been undertaken against each of the SA objectives that comprise the SA framework identified earlier in this report. In assessing the Core Strategy, a number of issues were taken into account, including:

- Whether the effect is likely to be permanent or temporary
- The likelihood of the effect occurring
- The scale of the effect (eg whether it will affect one location or a wide area)
- Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
- Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
- The current status and trends in the environmental, social and economic baseline or characteristics of the area affected
- Whether it is likely to affect particularly sensitive locations eg those that are designated as international or national level), or where thresholds (eg air quality) might be breached.

To facilitate the appraisal process, assessment matrices were utilised. These matrices include:

- a commentary on significant impacts against the SA objectives;
- a score indicating the nature of the impact; and
- recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements which could be considered in the next steps of policy formation.

The scoring mechanism outlined in Table 3.1 below was used to assess the effects of the policies and alternatives against the SA objectives.

Table 4.1: SA Scoring Mechanism

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	Not applicable

Assessment matrices for each of the Core Strategy policies and alternatives are contained in Appendix 9 of this report.

The SA also considers secondary, synergistic and cumulative effects. These are summarised in Chapter 6.

Table 4.2: Definitions of secondary, cumulative and synergistic effects

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Core Strategy, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO ₂ in the atmosphere can magnify the health effects of ozone.

Page 155 of “Strategic Environmental Assessment in Action” (Therivel, 2004) states that greater weight should be given to longer-term impacts. While this would make sense, the question posed in this SA is “how long is long term?” There appears to be no definition and no guidance on this. Long-term effects are particularly difficult to predict, in particular with reference to how future technologies may assist in travel patterns, how climate change will occur, and how the changes will impact on human behaviour are almost impossible to predict in the long term. For example, assumptions have been made that oil costs will rise and that getting around will still be through consumption of oil. However, should alternative technologies become commonplace and affordable, the results of some of the options would be somewhat different.

This SA is taking “long term” to be towards the end of the plan period, rather than after it, thus working on the assumption that oil consumption will continue for some time, and that climate change will lead to more unpredictable weather patterns. Predicting long-term trends beyond the plan period is difficult and has therefore not been attempted.

4.3 Assumptions and Judgements: Planning for Rural Areas and for Employment

In undertaking the assessment a number of assumptions were made which can be grouped under two broad headings namely, planning for rural areas and planning for employment. These are summarised below.

Planning for Rural Areas

In planning for a rural area such as Purbeck, the question frequently arises as to whether additional development in rural settlements would ensure that facilities and services would be more viable as a result. Evidence undertaken by West Dorset District Council has concluded that “the long-standing assumption that adding development to villages will make them more sustainable appears to be misconceived” (WDDC: Rural Functionality Study, 2006, page 89). Taking into account this document and in consultation with the SA Working Group (comprising officers from adjoining authorities), the following general assumptions have been made:

1. A large catchment is required to support good facilities and services
2. All facilities and services work on economies of scale

3. The initial set-up costs of a new service or facility are high
4. Additional small-scale development in rural areas does not support the existing facilities and services
5. Rural employment sites attract out-commuting

Since 2005, the SA of each Core Strategy document has so far consistently assessed towns as being more sustainable than the villages, with the larger villages being more sustainable than the smaller villages. Should the evidence change, then the assessment results would change accordingly. It has also consistently assessed a larger amount of development in one or two places as being more sustainable than a more dispersed approach.

However, the 2009 SA also took into account conclusions from the Habitats Regulations Assessment (HRA), and initial findings indicated that a more dispersed development may have the least impact on protected sites.

Planning for Employment

The largest of Purbeck’s existing employment sites (Dorset Green – formerly Winfrith Technology Centre - and Holton Heath) are located outside of the main settlements. Many of the existing sites are well-established and most are fully occupied. The relocation of the existing employment stock within Purbeck would not be possible within the plan period. It must be acknowledged that there is a spatial discrepancy between the location of major employment sites and housing development and that some commuting is inevitable. The Council therefore has little choice but to plan for commuting, and to assist in the provision of alternatives to the private car where possible. However, proximity to major employment sites is a consideration when assessing the sustainability of the individual sites.

4.4 Assessing against SA objectives

Growth in adjacent Local Planning Authority areas, particularly Poole, continues to be of concern, and the synergistic impact of Purbeck’s growth and Poole’s growth on protected habitats is taken into account in the HRA.

The scoring assumes that all the policies contained within the Core Strategy will be put into effect: policies such as Flood Risk, Coastal Erosion, Sustainable Design and so on are an important part of the mitigation process. Only mitigation in addition to this is suggested.

The table below takes each objective in turn and summarises the judgements and assumptions made when assessing each policy, development option, and site.

Table 4.3: Judgements and Assumptions made when assessing objectives

SA Objective	<i>Judgements and Assumptions made when assessing each policy, development option, and site</i>
Improve health, & promote healthy lifestyles?	In the short term additional development is expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. In view of the relatively small scale of development proposed, the effects are unlikely to be significant. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within the District on

SA Objective	<i>Judgements and Assumptions made when assessing each policy, development option, and site</i>
	<p>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 residential 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. Most policies, options and sites, whether development policies or criteria-based policies have a positive effect on this objective.</p>
Help make suitable housing available and affordable for everyone?	The Strategy Housing Market Assessment (SHMA) produced for the Bournemouth and Poole Housing Market Area (HMA), identified a need for 409 dwellings to be provided over the period 2007-2012. Other policies in the Core Strategy mean that of the 2,400 dwellings proposed as part of this policy, it is expected that approximately 32% of these will be affordable (with 50% on Greenfield land), resulting in 48-60 affordable dwellings likely to be delivered each year. This falls short of the identified need, but any additional development will make a positive contribution toward this target.
Give everyone access to learning, training, skills & cultural events?	The scale of new development proposed in Purbeck is not expected to support the provision of new educational facilities. The concentration of new development in urban areas will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. Many policies, options and sites have a positive effect in relation to this objective over the medium to long term as more residents are located in urban areas.
Reduce crime & fear of crime?	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 in Purbeck, most policies, options and sites are expected to have a neutral effect on this objective.
Promote stronger, more vibrant communities?	It is assumed that the majority of development to be provided over the plan period will be concentrated in urban areas, reducing the need to travel as prospective residents use more local services and facilities and, where possible, access employment local opportunities. The increased use of local services and facilities will in-turn raise expenditure, enhancing their long-term viability. Many policies, options and sites have a positive effect on this objective.
Improve employment opportunities in Purbeck?	The construction of new residential and employment development is expected to generate additional 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

SA Objective	Judgements and Assumptions made when assessing each policy, development option, and site
	generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to other towns, including Poole and Bournemouth. Overall, many policies, options and sites have a positive effect on this objective.
Reduce poverty and help everyone afford a good standard of living?	The concentration of new housing proposed under this policy in urban areas is expected to increase accessibility to services and facilities which may in turn reduce expenditure by new residents on transport. 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. Whilst the policy has the potential to generate some employment opportunities primarily related to construction, it is not anticipated that such opportunities would serve to reduce inequalities. Overall, many policies, options and sites have a minor positive effect on this objective.
Harness the economic potential of tourism in a sustainable way?	New 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 that the effects appropriately mitigated. Most policies, options and sites have a neutral impact on this objective.
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking & use of public transport?	The majority of development to be provided within the District will be located within the urban areas of Upton, Swanage and Wareham, and within major villages. Consequently, it is anticipated that prospective residents will benefit from good accessibility to basic 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. However, taking into account the scale of development proposed, it is not considered that the positive effects will be significant.
Reduce vulnerability to flooding and sea level rise & plan for climate change?	Flood risk across Purbeck is not currently prevalent and it is estimated that only 3% of properties in the District are at risk from a 1 in 100 year flood event (Dorset County Council Research and Information Team). 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. Most policies, options and sites score neutral for this objective.
Protect & enhance habitats and species?	Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) (Purbeck District Council, Planning Purbeck's Future, 2009). Consequently, there is potential for new development to have an impact on habitats and species.

SA Objective	<i>Judgements and Assumptions made when assessing each policy, development option, and site</i>
	<p>The impact on biodiversity is dependent on the location of the development and mitigation measures which are incorporated into development proposals.</p> <p>The potential for the overall quantity of housing to have an effect on internationally important nature conservation sites has been considered in the Habitats Regulation Assessment (HRA) that accompanies the Core Strategy. Mitigation measures to reduce the potential for significant effects on the international nature conservation sites have also been considered as part of the HRA and will be delivered through Heathlands Mitigation. On sites not protected by European designations, ecology will be a major consideration, and an ecological assessment will be undertaken, followed by appropriate mitigation. Most policies, options and sites have a neutral effect on this objective.</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. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of brownfield land, there is potential that development will result in landscape enhancements.</p> <p>The District has a rich cultural and historic heritage including 1,435 listed buildings, 25 Conservation Areas, 257 Scheduled Ancient Monuments (SAMs) and 5 Registered Parks and Gardens (Purbeck District Council, Planning Purbeck's Future, 2009) which may be affected by new 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, so overall the impacts of most policies, options and sites are neutral.</p>
Reduce water consumption?	<p>The provision of an additional 2,400 dwellings and other development 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>
Reduce waste & minimise energy consumption & greenhouse gas emissions?	<p>Additional development 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 and premises 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</p>

SA Objective	<i>Judgements and Assumptions made when assessing each policy, development option, and site</i>
	<p>least 10% of energy will be generated from decentralised and renewable or low carbon sources (see Policy REN), although it will be difficult to mitigate for all negative effects on this objective.</p>
<p>Minimise land, water, air, light & noise pollution?</p>	<p>Development of new residential dwellings and employment has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply, although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. It is noted that there are currently no designated AQMAs within the District and 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. 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 development is expected to have a negative effect with respect to noise. This is primarily due to short term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. 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 development is expected to be located within the existing settlements, which is more likely to promote the reuse of brownfield and potentially contaminated land, which would in turn have a positive effect with respect to this aspect of the objective although this is dependent on the exact location of future sites.</p> <p>Regarding light pollution, it is envisaged that most development will result in negative effects on light pollution, primarily in the medium to long term, once buildings are occupied.</p> <p>Overall, many policies, options and sites which lead to additional development are likely to result in a negative effect on this objective.</p>

4.5 Difficulties in appraising the Core Strategy

The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge). Reflecting this requirement, this section considers the difficulties encountered during the appraisal process.

Refining minor differences between sites

The SA does not necessarily spell out whether Site “X” is better than Site “Y” if the differences are quite small. For example, Site C in Lytchett Matravers is the most accessible of all 5 sites assessed. However, it is only a little more accessible than Site B, which is only a little more accessible than Site E, and so on. In this particular case, the SA scores all the sites the same against the relevant objective, as the differences are quite minor.

Economic downturn

At the time of writing, the UK economy was in recession, which casts uncertainty over some assessed effects particularly relating to deliverability and timing of aspects of the Core Strategy.

Evidence

Evidence is constantly being updated, which can make the SA comments out of date, although this is unlikely to materially affect scoring. There is also evidence that may be missing, such as detailed Environmental Impact Assessment (EIA) for development proposals.

5 Appraisal of the Pre-submission Document against SA Objectives

5.1 Summary of each option and policy

All the options and policies in the pre-submission document have been assessed. In addition, reasonable alternatives have been considered (as listed in Chapter 3).

The comments include comments on probability, duration, frequency, cumulative and synergistic nature and reversibility of the effects.

A summary of Development Options (Based on Spatial Options Background Paper Volume 4 2009) is in **Appendix 9**.

A summary of Leaflet Options (Based on consultation in June 2010) is in **Appendix 10**.

Policy LD: Location of Development

Summary:

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

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

Policy LD: Location of Development

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

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

Mitigation:

The following mitigation measures have been identified:

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

Policy NW: North West Purbeck

Summary:

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

Policy NW: North West Purbeck

out-commuting experienced in Purbeck, and in particular in Bere Regis, which has poor public transport connections.

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

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

Mitigation:

The following mitigation measures have been identified:

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

Policy SW: South West Purbeck

Summary:

This policy supports development in South West Purbeck based on the vision to enhance the role of Wool and Bovington as Key Service Villages and increase facilities for everyday needs. West

Policy SW: South West Purbeck

Lulworth and Winfrith Newburgh are identified as Local Service Villages. Additional development in Bovington is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck, as well as the constrained road network and relatively small workforce.

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

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

Mitigation:

The following mitigation measures have been identified:

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

Policy SW: South West Purbeck

Policy CEN: Central Purbeck

Summary:

This policy supports development in Central Purbeck based on the vision to enhance the role of Wareham as the District's shopping, service and employment centre. Sandford's role as a Key Service Village will be reinforced with an increase facilities for everyday needs. This policy also supports alterations to the Green Belt boundary which result in a net increase.

Increased development in Wareham is expected to generate some positive effects in relation to employment, much of which is situated close by in Holton Heath. These positive effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck, as well as the constrained road network and relatively small workforce.

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

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

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

Mitigation:

The following mitigation measures have been identified:

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

Policy CEN: Central Purbeck

- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy NE: North East Purbeck

Summary:

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

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

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

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

Policy NE: North East Purbeck

Mitigation:

The following mitigation measures have been identified:

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

Policy SE: South East Purbeck

Summary:

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

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

Development in South East Purbeck is likely to increase waste production, land, water, air and light pollution and water and energy consumption both during construction and occupation. Consequently, the policy has been assessed as having an overall negative effect on these objectives. The policy has also been assessed as having short-term negative effects in relation to

Policy SE: South East Purbeck

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

Mitigation:

The following mitigation measures have been identified:

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

Policy CO: Countryside

Summary: This policy protects the countryside from inappropriate development, apart from where a countryside location is essential. It also recognises the needs of rural communities by allowing the development of affordable housing to meet local needs. It also sets out guidance for re-use of rural buildings, replacement buildings, outbuildings, farm diversification and equestrian development. The focus of development in existing settlements rather than the countryside means that the scale of development in the countryside is likely to be small. Protection of countryside for its own sake has been assessed as having positive effects in relation to health and on the enhancement of Purbeck's landscape and habitat.

Mitigation:

- Actively promote and support rural exception sites
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings and in cases where rural buildings are re-used/replaced
- Encourage use of renewables (eg photovoltaics) for farm diversification where appropriate

- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill

Policy HS: Housing Supply

Summary:

This policy supports the provision of 2,400 dwellings over the plan period of which approximately 32% may be affordable. Whilst this may fall short of identified need for affordable housing, it is expected to make a positive contribution toward this target such that the policy has been assessed as having a long term positive effect in relation to helping make suitable housing available and affordable for everyone. Increased housing supply is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new dwellings and in the longer term as the influx of new residents helps support the viability of existing, and encourage the location of new, businesses such as retail. However, it is not expected that the scale of development proposed will generate significant levels of inward investment, especially in light of the existing high levels of out-commuting experienced in Purbeck.

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

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

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Include a specific requirement in a District Design Guide to ensure that new development is designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials

Policy HS: Housing Supply

- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy AHT: Affordable Housing Tenure

Summary:

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

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

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

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working

Policy AHT: Affordable Housing Tenure

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

Policy AH: Affordable Housing

Summary:

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

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

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

Policy AH: Affordable Housing

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy RES: Rural Exception Sites

Summary:

This policy supports the provision of Rural Exception Sites within or adjoining existing settlements with a population of fewer than 3,000. This would lead to additional provision of affordable housing. This provision would still probably fall short of identified need for affordable housing.

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

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

This policy is also expected to generate long term positive effects with respect to objectives related to health, transport, the promotion of strong, more vibrant communities and accessibility to learning, training, skills and cultural events. This is primarily due to the fact that the policy seeks

Policy RES: Rural Exception Sites

to focus all affordable housing, whether social rented housing or intermediate housing, in key settlements thereby both supporting the viability of new and future key services and facilities and ensuring accessibility to such services for prospective residents.

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

Mitigation:

The following mitigation measures have been identified:

- Aim to maximise provision of affordable housing
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Provision of live/work units and promotion of home working
- Actively promote the use of local companies in the construction of new development
- Actively promote District tourism assets to new residents
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

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

Summary:

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

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

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

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

Mitigation:

The following mitigation measures have been identified:

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

Policy BIO: Biodiversity and Geodiversity

Summary:

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

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

The protection of habitat is likely to offset the impact of house building over the plan period on

Policy BIO: Biodiversity and Geodiversity

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

Mitigation:

The following mitigation measures have been identified:

- Actively promote and support local wildlife groups and events
- Join up habitat to help adaptation to climate change (eg through Wild Purbeck project)

Policy DH: Dorset Heaths International Designations

Summary:

This policy supports the Dorset heaths primarily through a 400m buffer around protected heathland and through development contributions towards Strategic Alternative Natural Green Spaces (SANGS) and also provides new accessible and open space, improving accessibility to the countryside.

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

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

Mitigation:

The following mitigation measures have been identified:

- Actively promote and support local wildlife groups and events
- Provision of additional accessible open spaces

Policy RFS: Retail Floor Space Supply

Summary:

The policy supports 2,000sqm of comparison shopping in the District, predominantly at Wareham and Swanage, with some growth in Upton as a Local District Centre, then Corfe Castle and Wool. Increased retail is expected to generate some positive effects in relation to employment. These effects are likely to be felt both in the short term during the construction of new retail, and in the longer term as additional employment is provided.

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

Mitigation:

- Ensure the provision of facilities which promote cycling at new retail development where appropriate
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate.
- Incorporate water efficiency measures.
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy CF: Community Facilities and Services**Summary:**

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

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

Mitigation:

- Require development proposals to engage in pre-application discussions with the local community with regard to the design and content of any new facilities and services
- Actively promote the use of local companies in the construction of new development
- The active promotion of community facilities and services in nearby tourist accommodation
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill

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

Policy GI: Green Infrastructure, Recreation and Sports Facilities

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

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

Mitigation:

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

Policy FR: Flood Risk

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

Mitigation:

- SFRA to be regularly updated

- Only identify sites in Flood Zone 1 (zone which is least likely to flood)

Policy GP: Groundwater Protection

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

Mitigation:

None identified

Policy CE: Coastal Erosion

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

Mitigation:

None identified

Policy SD: Sustainable Design

Summary: This policy supports high quality design in all development, with particular criteria such as site layout, building materials, BREAAAM and Building for Life standards. It also sets out a threshold of 10 dwellings for use of decentralised and renewable or low-carbon sources. No negative impacts have been identified with this policy, and a number of positive impacts relate to social, economic and environmental objectives by ensuring quality of life for residents through good quality design.

Mitigation:

- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote the use of local companies in the construction of new development
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities

- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy REN: Renewable Energy

Summary: This policy encourages the sustainable use of energy and sets out criteria to assess renewable energy applications.

Mitigation:

- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote the use of local companies in the construction of new development
- Require all new facilities and services to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDs where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites
- Subject to economic viability, increase energy efficiency in new buildings
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy LHH: Landscape, Historic Environment and Heritage

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

Mitigation:

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

Policy ELS: Employment Land Supply

Summary: This policy enables new employment opportunities at the following sites: Holton Heath 8ha, Admiralty Park 4ha, Dorset Green 20ha, Romany Works 1ha, Prospect Business Park 1.2ha, as well as smaller sites in some key service villages.

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

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

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

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement in a District Design Guide to ensure that new development is designed to reduce crime and the fear of crime.
- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plans for all sites over 1ha. For those sites under 1ha, Travel Plan should be encouraged.
- Provision of shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton Heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.
- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials

- Achieve BREEAM higher or excellent standards
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy E: Employment

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

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

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

Mitigation:

The following mitigation measures have been identified:

- Encourage prospective businesses to offer local training opportunities, for example in partnership with local schools
- Implementation of Travel Plans for all sites over 1ha. For those sites under 1ha, Travel Plan should be encouraged.
- Provision of shuttle bus between Wool Station and Dorset Green.
- Ensure new developments incorporate facilities that encourage cycling
- Better provision of incubator units
- Actively promote the use of employment sites such as Dorset Green and Holton Heath
- Monitor the regional and sub-regional economy, including market demand
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard to the design and content of the development.

- Actively promote District tourism assets to new businesses
- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Achieve BREEAM higher or excellent standards
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new buildings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Promote new sites to green technology businesses
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy TA: Tourist Accommodation and Attractions

Summary:

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

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

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

Mitigation:

The following mitigation measures have been identified:

- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the tourist development.
- Actively promote the use of local companies in the construction of new tourist development

Policy TA: Tourist Accommodation and Attractions

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

Policy MOD: Military Needs

Summary:

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

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

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

Mitigation:

The following mitigation measures have been identified:

- Include a specific requirement in a District Design Guide to ensure that new development is designed to reduce crime and the fear of crime.
- Require development proposals above an identified threshold to engage in pre-application discussions with the local community with regard the design and content of the tourist development.
- Actively promote the use of local companies in the construction of new MOD development
- Actively promote District tourism assets to new residents

Policy MOD: Military Needs

- Require new development to incorporate measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate
- Encourage new developments to incorporate water efficiency measures.
- Promote the use of sustainable construction materials
- Subject to economic viability, increase the proportion of renewable energy to be generated on sites and reduce the site size threshold
- Subject to economic viability, increase energy efficiency in new dwellings
- Ensure that all new development provides facilities for composting and recycling
- Explore the potential for combined heat and power facilities
- Encourage the adoption of sensitive lighting in new developments to minimise light spill
- Encourage the adoption of high quality construction techniques which minimise noise impacts

Policy CZ: Consultation Zones

Summary:

This policy supports consultation zones around specific areas, namely minerals sites (ball clay), hazardous installations, pipelines and sewage works. Land close to hazardous installations, pipelines and sewage works as been assessed as positive with regard to health. Land close to minerals areas will be consulted on to ensure that development will not take place that could jeopardise the potential for future minerals exploration. The policy has been assessed as having a positive effect in relation to employment and creating opportunities for work and acquiring skills in this field of work.

Mitigation:

No mitigation measures have been identified.

Policy IAT: Improving Accessibility and Transport

Summary:

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

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

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

Mitigation:

No additional mitigation measures have been identified

Policy ATS: Implementing and Appropriate Transport Strategy for Purbeck

Policy ATS: Implementing and Appropriate Transport Strategy for Purbeck

Summary:

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

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

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

Mitigation:

No additional mitigation measures have been identified

Policy DEV: Development Contributions

Summary:

This policy seeks to implement policies ATS, AH, DH and GI by collecting contributions. These are the Purbeck Transportation Strategy, affordable housing contributions, heathland mitigation and recreation/open space contributions respectively.

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

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

Mitigation:

No additional mitigation measures have been identified

5.2 Summary of assessment of each policy against SA objectives

Those policies in bold are contained within the pre-submission document, either as policies, or (in the case of the leaflet consultations) have been incorporated into the spatial area policies.

Table 5.1: Assessment matrix

List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles?	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities?	Improve employment opportunities in Purbeck??	Reduce poverty and help everyone afford a good standard of living?	Harness the economic potential of tourism in a sustainable way?	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and sea level rise & plan for climate change?	Protect & enhance habitats and species?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Reduce water consumption?	Reduce waste & minimise energy consumption & greenhouse gas emissions?	Minimise land, water, air, light, & noise pollution?
Development Options (pre-2009 consultation)															
<i>Focus development at Upton</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Edge of Wareham</i>	+	+	+	n	+	+	+	n	++	n	--	-	-	-	-
<i>Focus growth at Swanage</i>	+	+	+	n	+	+	+	n	+	n	n	-	-	-	-
Preferred Option (Now "Location of Development")															
<i>Proportionate Development</i>	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Dispersal to all settlements</i>	+	+	+	n	+	+	+	n	-	n	n	n	-	-	-
<i>Improve self-sufficiency of Wool</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Improve self-sufficiency of Bere Regis</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Improve self-sufficiency of Lytchett Mat.</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
Sites consulted on (June 2010)															
<i>Bere Regis Site A</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site B</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site C</i>		n/a	n	n	+	+	+	n/a	n	n	n	n	-	-	-
<i>Bere Regis Site D</i>	+	+	n	n	+	+	+	n	n	n	n	n	-	-	-
<i>Bere Regis Site E</i>	+	n/a	+	n	+	n/a	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site A</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site B</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
Lytchett Matravers Site C	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site D</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Lytchett Matravers Site E</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Swanage Site A</i>	+	+	+	n	+	+	+	n	+	n	n	--	-	-	-
<i>Swanage Site B</i>	+	+	+	n	+	+	+	n	+	n	n	-	-	-	-
<i>Swanage Site C</i>	+	+	+	n	+	+	+	n	+	n	n	-	-	-	-
<i>Swanage Site D</i>	+	+	+	n	+	+	+	n	+	n	n	-	-	-	-
Upton – Policemans Ln	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
Wareham (Area A)	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
<i>Wareham (Area B)</i>	+	+	+	n	+	+	+	n	+	+	n	n	-	-	-
<i>Wool Site A</i>	+	+	+	n	+	+	+	n	-	n	n	n	-	-	-
<i>Wool Site B</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-
<i>Wool Site C</i>	+	+	+	n	+	+	+	n	n	n	n	n	-	-	-

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles?	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities?	Improve employment opportunities in Purbeck??	Reduce poverty and help everyone afford a good standard of living?	Harness the economic potential of tourism in a sustainable way?	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and sea level rise & plan for climate change?	Protect & enhance habitats and species?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Reduce water consumption?	Reduce waste & minimise energy consumption & greenhouse gas emissions?	Minimise land, water, air, light, & noise pollution?
	<i>Wool Site D</i>	+	+	+	n	+	+	+	n	n	n	n	-	-	-	-
	Spatial Policies															
NW	North West Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
SW	South West Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
CEN	Central Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
NE	North East Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
SE	South East Purbeck	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
	Spatial Objective 1															
LD	General Location of Dev	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
CO	Countryside	+	n	n	n	n	n	n	+	n	n	+	++	n/a	n	n
	Spatial Objective 2															
HS	Housing Supply	+	+	+	n	+	+	+	n	+	n	n	n	-	-	-
AHT	Aff. Housing Tenure	+	++	+	n/a	+	+	+	n/a	+	n/a	n/a	n/a	-	-	-
AH	Affordable Housing	+	++	+	n/a	+	+	+	n/a	+	n/a	n/a	n/a	-	-	-
AH04	<i>Affordable Housing – 2004 Local Plan</i>	+	-	+	n/a	+	+	+	n/a	+	n/a	n/a	n/a	-	-	-
AHL	<i>Affordable Housing – Lower threshold</i>	+	++	+	n/a	+	+	++	n/a	+	n/a	n/a	n/a	-	-	-
RES	Rural Exception Sites	+	+	+	n/a	+	+	+	n/a	n	n/a	n/a	n/a	-	-	-
GT	Gypsies Travellers & Travelling showpeople	+	+	+	n/a	+	+	+	n/a	n	n/a	n/a	n/a	-	-	-
	Spatial Objective 3															
BIO	Biodiversity and Geodiversity	++	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	++	++	n/a	n/a	+
DH	Dorset Heaths International Designations	++	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	++	++	n/a	n/a	+
	Spatial Objective 4															
RFS	Retail Floor Space	+	n/a	+	n	n	+	n	n	n	+	n	-	n/a	-	-
RFSW	<i>Retail Floor Space Supply (Wareham supermarket)</i>	+	n/a	+	n	-	+	n	-	-	+	-	-	n/a	-	-
RFS S	<i>Retail Floor Space Supply (Swanage supermarket)</i>	+	n/a	+	n	-	+	n	-	-	+	-	-	n/a	-	-
RFS WS	<i>Retail Floor Space Supply (2 small supermarkets)</i>	+	n/a	+	n	-	+	n	-	-	+	-	-	n/a	-	-
RP	Retail provision	+		+		+	+	+	+	+	n/a	n/a	+	n/a	-	-
CF	Community Facilities and Services	++	n/a	+	++	++	+	+	n/a	+	n	n/a	n	n/a	-	-
GI	Green Infrastructure, Recreation & Sports Facilities	++	n/a	+	++	++	+	+	n/a	+	n	+	n	n/a	-	n

	List of options, sites and policies assessed against SA Framework	Improve health, & promote healthy lifestyles?	Help make suitable housing available and affordable for everyone	Give everyone access to learning, training, skills & cultural events	Reduce crime and fear of crime	Promote stronger, more vibrant communities?	Improve employment opportunities in Purbeck??	Reduce poverty and help everyone afford a good standard of living?	Harness the economic potential of tourism in a sustainable way?	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and sea level rise & plan for climate change?	Protect & enhance habitats and species?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Reduce water consumption?	Reduce waste & minimise energy consumption & greenhouse gas emissions?	Minimise land, water, air, light, & noise pollution?
	Spatial Objective 5															
FR	Flood Risk	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a	++	+	+	n/a	n/a	++
GP	Groundwater Protection	+	+	n/a	n/a	n/a	n/a	+	+	n/a	++	+	+	n/a	n/a	++
CE	Coastal Erosion in Swanage	+	+	n/a	n/a	n/a	n/a	+	+	n/a	++	+	+	n/a	n/a	++
	Spatial Objective 6															
SD	Sustainable Design	+	+	n/a	++	+	n/a	+	+	n/a	++	+	+	++	++	+
REN	Renewable Energy	+	n/a	n/a	++	n/a	n/a	+	+	n/a	++	n/a	-	n/a	++	n
	Spatial Objective 7															
LHH	Landscape, Historic Environment and Heritage	++	--	n/a	+	+	n/a	n/a	++	n/a	+	+	++	n/a	n/a	+
	Spatial Objective 8															
ELS	Employment Land Supply 35ha	+	n/a	+	+	+	++	+	n	-	n	n	n	-	-	-
ELS 11	Employment Land Supply 11.5ha	+	n/a	+	+	+	+	+	n	n	n	n	n	-	-	-
ELS +	Employment Land Supply 35+2ha	+	n/a	+	+	+	++	+	n	n	n	n	n	-	-	-
E	Employment	+	n/a	+	+	+	++	+	n	n	n	n	n	-	-	-
TA	Tourist Accommodation and Attractions	+	n/a	+	n	+	++	+	+	-	n	n	n	-	-	-
MOD	Military Needs	+	+	+	n	+	++	+	n	n	n	n	n	-	-	-
CZ	Consultation Zones	+	n/a	+	n/a	n/a	+	+	n/a	n/a	n/a	n/a	n	n/a	n/a	+
	Spatial Objective 9															
IAT	Improving Accessibility and Transport	+	n/a	+	n/a	+	++	+	n	++	++	++	++	n/a	++	++
ATS	Implementing an appropriate Transport Strategy for Purbeck	+	n/a	+	n/a	+	++	+	n	++	++	++	++	n/a	++	++
	Implementation															
DEV	Development Contributions	+	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a	++	n/a	n/a	+	+

5.3 Summary of each SA objective

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

This is addressed in several different ways, in particular through the plan's focus on the quality of both the natural and built environment. A good quality environment, with green

spaces and attractive landscape promotes both physical and mental well-being. Health is also addressed with the proposals for compact, self-contained communities in which people can access basic services and facilities on foot.

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

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

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

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

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

The current economic climate may make affordable housing more difficult to achieve in the short-term. The policy suggests a threshold of two dwellings. Many planning applications within Purbeck will fall under this threshold and affordable housing will not be delivered in these cases. However, it is estimate that approximately 760 affordable dwellings will be delivered, and the cumulative impact of this over the plan period will be beneficial. The change to the threshold, as well as provision of Greenfield sites, represents a considerable improvement on Purbeck's 2004 Local Plan.

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

Potentially significant beneficial effects: All sites over 1 dwelling will lead to the increase of provision of affordable housing and or low-cost market housing.

Potentially significant negative effects: None identified

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

The document is strong in addressing problems of accessibility and employment. Dealing with the latter is likely to assist in providing access to training and the acquisition of skills. Promotion of community facilities may improve access to cultural events and to learning. New development will help protect schools and can encourage additional education facilities.

Potentially significant beneficial effects: Sites in the major towns of Wareham and Swanage, where most facilities are located, are most able to meet this objective.
Potentially significant negative effects: None identified

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

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

Potentially significant beneficial effects: Policy on Sustainable Design
Potentially significant negative effects: None identified

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

The Core Strategy sets out the importance of self-contained communities in which basic facilities are on hand and in which the need to travel out of the community is reduced, thereby giving people a wider choice and not forcing them to travel for essential services and provisions. The cumulative impact of development in sustainable locations will assist in this objective.

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

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

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

The document is strong in employment options, in particular looking at alternatives to tourism as well as strengthening the existing role of tourism. It also recognises that different parts of the district have different needs. Larger employment sites have better potential to produce travel plans. The continuing emphasis on self-containment and additional services and facilities will assist in achieving this objective.

Potentially significant beneficial effects: the allocation of new housing that is likely to attract families in employment, especially family housing on Greenfield sites. This may in turn attract additional employment to the area and support existing employers.
Potentially significant negative effects: None identified.

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

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

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

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

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

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

Potentially significant beneficial effects: None identified

Potentially significant negative effects: None identified

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

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

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

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

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

The document addresses flooding through investigation of sites that are in flood zone 1 (least at risk of flooding). The document indirectly plans for climate change in the way it promotes self-contained communities and reduction in the need to travel. It also indirectly assists in carbon-fixing through the promotion of green infrastructure, green belt, local environmental designations and landscape designations.

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

No housing sites have been allocated in the floodplain. Sites in coastal areas are not sites that are affected by coastal erosion.

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

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

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

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

A policy on achieving a joint Heathland Mitigation Plan DPD sets how Natura 2000 sites will be protected from an increase in visitor pressure.

No residential development is permitted within 400m of heathland. The Preferred Option itself has been subject to a Habitats Regulations Assessment. Impact on the ecology of other sites has been taken into account in the consultation process, and where the relevant consultees have concerns, these will be addressed.

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

Potentially significant negative effects: None identified

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

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

Potentially significant beneficial effects: Sustainable Design policy

Potentially significant negative effects: None identified

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

While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures and use of sustainable drainage systems. There is also a policy to safeguard groundwater, which is an important source of drinking water in Purbeck.

Potentially significant beneficial effects: Groundwater Protection policy

Potentially significant negative effects: None identified

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

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

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

Potentially significant negative effects: Sites not accessible on foot or by public transport to everyday facilities and services; Cumulative impact of additional development over the plan period.

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

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

Potentially significant beneficial effects: Sustainable Design policy, transport-related policies, all policies with criteria referring to reducing the need to travel to local facilities and services
Potentially significant negative effects: Cumulative impact of additional development over the plan period.

6 Conclusions

6.1 Summary comment on synergistic, cumulative and timeframe of impacts

No single development or option has a significant negative effect on any of the SA objectives. However, the SA has identified several potential negative impacts as a result of cumulative and synergistic impact of development. These relate mainly to objectives regarding pollution and greenhouse gases, which may have an adverse impact on human health. Most sites and policies have a neutral effect on the objective of protecting and enhancing habitats and species. However, the in-combination effect may have an adverse impact.

Development in the adjoining Borough of Poole may bring additional visitor traffic into Purbeck, thereby adding to pollution and greenhouse gas emissions.

The synergistic and cumulative impacts may be summarised as followed:

Habitats and Species

- Cumulative impact of proposed development upon sensitive designated habitats, in particular Dorset Heathlands and Poole Harbour.

Adverse impacts already occur from existing urban areas in close proximity to heathland areas (eg Upton) and further impacts from development are likely to occur immediately, with the severity increasing over time. These issues are addressed in the Habitats Regulations Assessment (HRA), with mitigation set out in Core Strategy policies.

Noise and Light Pollution

- Cumulative and in-combination impact of proposed development upon health and quality of life as a result of an increase in noise and light pollution.

Additional noise pollution will be felt in the short-term as new development begins, and continue into the medium and long term due to cumulative impact. Much of Purbeck has traditionally been free from excessive and obtrusive artificial lighting. However, adverse impacts have already been noticed from recent new development, and the impact of additional lighting is likely to occur immediately and continue into the medium and long term. Mitigation is addressed in Core Strategy policies covering townscape, landscape and design.

Greenhouse Gas Emissions

- Cumulative impact of proposed development upon health and quality of life as a result of an increase in greenhouse gas emissions, not only along the major routes such as the A35, the A351 and the A352 but also some of the more minor roads.

The increase in greenhouse gas emissions is likely to occur immediately, with the severity increasing over time. This will not necessarily lead to problems with air pollution, as is witnessed in more built-up areas (Poole and Bournemouth conurbation), but could impact on quality of life over the longer term. Mitigation is addressed in Core Strategy policies covering transport (in particular the Purbeck Transportation Strategy) and policies which lead to the reduction in the need to travel and an increase in accessibility to facilities and services.

Impact on health and quality of life

All the above issues impact on health and quality of life issues, albeit indirectly in some cases. For example, we know from parish plans that many local residents value the protected habitat near the areas in which they live, and any adverse impacts would therefore have a negative impact on the SA objective of improving health and healthy lifestyles. As for an increase in pollution and traffic congestion, these have a direct impact on human health, both physical and mental.

6.2 Sustainability Strengths

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

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

Sustainability strengths of Purbeck’s Core Strategy

- The Core Strategy has a strong emphasis on achieving sustainable communities, based on settlement role and function.
- The Core Strategy recognises that even within a small district, different areas have very different characteristics, constraints and opportunities.
- The 5 spatial areas work well to emphasise the role the key service villages and how the villages around them depend on their services and facilities
- The promotion of additional facilities and services and retention of existing ones assists in reducing the need to travel.
- Encouragement of housing development and rural exception sites near to services and facilities reduces the need to travel.
- Criteria-based policies on accommodation for gypsies and travellers and on location of rural exception sites could assist in making these locations more sustainable.

6.3 Sustainability Weaknesses

Sustainability weaknesses of Purbeck’s Core Strategy

Sustainability weaknesses of Purbeck's Core Strategy

- Levels of housing growth are likely to have cumulative impact on the environment and on energy consumption, as well as noise pollution and light pollution. This may in turn impact on health and well-being of residents
- There is a focus on the larger villages. However, the small villages have very different needs, depending on location, and this is not explored in detail
- Provision of facilities such as GP surgeries and schools are out of the control of planning policy and can be affected by many factors, including the current economic climate.
- There is a focus on problems on the A351, but other roads such as A352, A35 and A31 are likely to be adversely affected by cumulative growth in traffic. This may in turn impact on health and well-being of residents
- The current economic climate could affect delivery of affordable housing.
- Viability testing on affordable housing may require updating to reflect the current economic climate.
- The threshold of two dwellings for affordable housing may not allow much affordable housing to come forward in the smaller villages.
- Climate change could offset any enhancement to habitat and could lead to increased vulnerability to flooding.

6.4 Making the Core Strategy more sustainable

The Core Strategy provides the maximum amount of housing that can be successfully integrated, but it is accepted that the constraints of protected habitats and road infrastructure means that it cannot meet all housing need. The policies of the Core Strategy therefore have to maximise the sustainability benefits from the level of development proposed, which, while not large, is not insignificant in view of the nature of the District's constraints.

Any development proposed would be sustainable if it could be delivered so that it benefited those most in need, especially in need of housing, helped to reduce traffic and greenhouse gas emissions, and did not result in a loss of biodiversity or access to open space. If this is applied, then growth in Purbeck will be more sustainable.

Mitigation measures set out in this SA would go some way to making the Core Strategy more sustainable. Some of these mitigation measures could be included in the Site Allocations DPD which will be consulted on in 2011. Mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.

Future strategy documents could be more positive and proactive regarding rural settlements and help make them more sustainable and self-sufficient. The large differences in Purbeck's spatial areas could be addressed by focussing more on the specific characteristics of the relevant villages. For example, the villages in the north west and north east of Purbeck are very different from those in the south east, and have different needs. Future strategy documents could also be more proactive on renewable energy provision through collection of locally derived evidence such as viability assessments.

6.5 Monitoring

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

Table 6.1: Monitoring

The SA will look for:	Decision-making criteria	Main indicators
IMPROVING HEALTH AND WELL-BEING		
HEALTH: Objective: Improve health and promote healthy lifestyles		
<p>-Development that contributes to positive wellbeing through pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.</p> <p>-Development that avoids exposing poorer people to more pollution or noise, and that vies all access to leisure and recreation</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • improve health? • reduce health inequalities? • promote healthy lifestyles, especially routine daily exercise? • promote the countryside as a recreation resource that is accessible to all? • encourage provision of outdoor recreation? 	<ul style="list-style-type: none"> • Male life expectancy • Female life expectancy • % of people with limiting long-term illness • % of people with limiting long-term illness who are working age • % of people describing their health as good • % claiming 30 mins of moderate physical activity at least 3 days per week • % of adults satisfied with local sports provision • % of children in reception years in Purbeck schools classed as obese • Teenage conception rate per 1,000 females aged 15-17
HOUSING: Objective: Help make suitable and affordable housing available for everyone		
<p>-Development that provides housing in accordance with the housing needs survey.</p> <p>-Development which maximises provision of affordable housing and forms of shared ownership.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • help make suitable housing available and affordable for everyone? • protect social housing from being “sold off” at a later date? 	<ul style="list-style-type: none"> • % second homes • % of empty homes • Social housing completions • Total housing completions • % of affordable housing built • % of households unable to buy a property at the lower end of the market • House price to household income
PERSONAL DEVELOPMENT: Objective: Give everyone access to learning, training, skills, and cultural activities		
<p>-Quality and accessibility of schools, colleges, libraries.</p> <p>-Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • equip people for economic success? • encourage personal development? • increase engagement in 	<ul style="list-style-type: none"> • % of people achieving 5 or more grades A* - C at GCSE level • % of population educated to degree level • % of 16-18 year olds not in

The SA will look for:	Decision-making criteria	Main indicators
<p>service provision as part of regeneration efforts. -Affordable housing for key workers.</p>	<p>cultural activities?</p> <ul style="list-style-type: none"> raise educational achievement levels? help everyone acquire the skills need to find and remain in work? 	<p>employment, education or training</p> <ul style="list-style-type: none"> % of adults with poor literacy skills % of adults with poor numeracy skills GCSE pass rate: Lytchett Minster School GSCE pass rate: Purbeck School % of residents aged 16-74 with no qualifications

PROVIDING STRONG COMMUNITIES

CRIME: Objective: Reduce crime and fear of crime

<p>-Development that designs crime out, eg by providing passive surveillance, avoiding 'dead' spaces and times. -Development that improves facilities, in particular for young people</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> assist in the reduction of crime and fear of crime? 	<ul style="list-style-type: none"> Violent crime per 1,00 population Burglary per 1,000 population Vehicle crime per 1,000 population Criminal damage per 1,000 population Number of anti-social behaviour incidents per 1,000 population
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COMMUNITY: Objective: Promote stronger, more vibrant communities

<p>Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes. Maintenance and enhancement of businesses meeting local needs. Encouragement for farmers' markets and farm shops.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> help to foster mutual trust, self help and reduce the amount people need to travel away from their homes? contribute to resilience and community strength? contribute to more local expenditure on goods and services? maintain and protect the local culture, traditions and civic pride? increase engagement in the local community? 	<ul style="list-style-type: none"> % of villages with access to a PO % of villages with a school % of villages with village hall % of parishes with adopted parish plan % of villages without a general store % of residents satisfied with their local area as a place to live.
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DEVELOPING A SUSTAINABLE ECONOMY

WORK: Objective: Improve employment opportunities in Purbeck

<p>Availability of employment that people find attractive; Development that includes the potential for local businesses</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> help to provide job satisfaction? ensure high and stable levels of employment? 	<ul style="list-style-type: none"> Unemployment rate (claimant count) % of workforce employed in knowledge drive sector % of Grade I Agricultural Land
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The SA will look for:	Decision-making criteria	Main indicators
	<ul style="list-style-type: none"> stimulate economic activity in Purbeck? help sustain economic growth and competitiveness? facilitate diversification of the rural economy? facilitate promote home-working and live-work units? combine economic enterprise with countryside management and conservation objectives? recognise Purbeck's uniqueness and potential as a centre of excellence for countryside management? 	<ul style="list-style-type: none"> % of Grade 2 Agricultural Land.

LIVING STANDARDS: Objective: Reduce poverty and help everyone afford a good standard of living

<p>-Whether lower incomes are enough to buy a reasonable standard of living - taking account of (eg) housing and travel costs.</p> <p>-Avoidance of kinds of economic development that raise housing costs or make people on lower incomes have to spend more on car travel or buying services commercially that used to be public or mutual.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> help to reduce cash costs such as need to travel, high housing costs and so on? level up cash incomes? acknowledge the problem of hidden rural deprivation? 	<ul style="list-style-type: none"> Mean weekly pay (f-t) workplace based Median weekly pay (f-t) workplace based Mean weekly pay (f-t) residence based Median weekly pay (f-t) residence based Headline GVA Average workplace based earnings (as % of GB average) Average residence based earnings (as % of GB average) House price to income ratio % of households categorised as "wealthy achievers" % of households categorised as of "moderate means" or "hard pressed" % of children living in families receiving means-tested benefits
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TOURISM: Objective T: Harness the potential of tourism in a sustainable way

<p>-Development that avoids unnecessary dependence on long distance trade and travel.</p> <p>-Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> harness opportunities to promote sustainable tourism? support local tourist business, either directly or indirectly? promote additional tourist accommodation? 	<ul style="list-style-type: none"> No of day visits No of staying visitor trips No of hotels and bedspaces No of guest houses and bedspaces Minimum occupancy for hotels Maximum occupancy for
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The SA will look for:	Decision-making criteria	Main indicators
<p>-Promotion of 'non car' options for tourism.</p> <p>-Development that will encourage people to stay overnight in Purbeck rather than visit as a day trip</p> <p>-Promotion of more sustainable year-round tourism, particularly in coastal and market towns.</p> <p>-Development that does not exacerbate coastal erosion</p>	<ul style="list-style-type: none"> • assist in the protection of coast against erosion? • minimise human intervention in the evolution of coastal processes? • conserve and enhance the natural and historic heritage of the coast? • promote the economic value of the coast for the local community? 	<p>hotels</p> <ul style="list-style-type: none"> • Visitors at Swanage Railway • % of visitors using their car to travel to Purbeck District Council

ACCESSIBILITY: Objective A: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport

<p>-Development patterns that reduce the need to travel</p> <p>-Avoid developments that generate further road traffic.</p> <p>-Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).</p> <p>- Distance to, and ease of accessing, schools, shops, places of work and recreation.</p> <p>-Quality of local services: having a school within walking distance</p> <p>-Encourage greater use of ICT.</p> <p>-Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers.</p> <p>-Patterns of development that support their use</p> <p>-Improvement of urban, inter-urban and rural public transport services.</p>	<p>-Does the policy/plan</p> <ul style="list-style-type: none"> • help everyone get access to what they need, while reducing environmental damage? • reduce the need to travel by car? • make public transport, cycling and walking easier and more attractive? • improve accessibility to basic services? • recognise that car travel may be the only realistic option for many people? 	<ul style="list-style-type: none"> • % of households with no car • % of households with 1 car • % of households with 2+ cars • % of people who work who travel to work by train/bus • % of people who work who drive to work • % of people who are passengers in car • % of people who cycle/walk to work • % of people who work from home • % of households within 800m of an hourly bus service • % of population within 30 mins by public transport to a food shop • % of population within 30 mins by public transport of a GP surgery
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PROTECTING AND ENHANCING ENVIRONMENTAL QUALITY AND ASSETS

CLIMATE CHANGE: Objective: Reduce vulnerability to flooding and plan for climate change

<p>-New development and infrastructure should not be built in areas at risk.</p> <p>-Relocation and managed retreat may be the best option.</p> <p>-Encouraging "going local" through encouraging local farming and local produce</p> <p>-Strengthening of links between</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • reduce vulnerability to flooding, sea level rise, coastal erosion and instability? • indicate areas at risk from fluvial or coastal flooding? • protect flood defences and related infrastructure? • reduce vulnerability to an 	<ul style="list-style-type: none"> • % of houses at risk from flooding (1 in 100 year event) • % of houses at risk from flooding (1 in 1,000 year event)
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The SA will look for:	Decision-making criteria	Main indicators
<p>'wild' areas to increase adaptation to climate change.</p> <p>-Development that supports farmers' sustainable stewardship of rural land.</p>	<p>increase in fuel prices?</p> <ul style="list-style-type: none"> • encourage "going local" through encouraging local farmers and local food production • strengthen links between "wild" areas? • support farmers' sustainable stewardship of rural land? • take into account possible impacts of climate change? 	
<p>BIODIVERSITY: Objective: Protect and enhance habitats and species</p>		
<p>-Protection not only of designated areas, but of wildlife interest everywhere.</p> <p>-Development that provides public open space to take pressure off sensitive areas.</p> <p>-Development away from heathland.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • protect and enhance habitats and species? • encourage additional public open space? • avoid development near heathland? • recognise and seek to protect and enhance strategic wildlife corridors? 	<ul style="list-style-type: none"> • % of SSSI in favourable condition • % of SNCI in favourable condition • % of SNCI with condition not known
<p>HERITAGE: Objective: Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets</p>		
<p>-Avoiding development that leads to the permanent loss of bio-productive soils</p> <p>-Location and design of development to respect and improve character and settlement setting.</p> <p>-Development and policies that avoid 'suburbanising' the countryside.</p> <p>-Protection of culturally and historically significant assets and qualities - not just designated sites and buildings, but also non-designated such as locally valued features and landmarks</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • promote the conservation and wise use of land? • protect and enhance the existing landscape and townscape? • value and protect distinctiveness and increase resilience to external change? • maintain and enhance cultural and historical assets? • ensure appropriate land use in relation to soil and geology? 	<ul style="list-style-type: none"> • % of new homes built on Brownfield • % of conservation areas with published management proposals • % of conservation areas in the locality with an up-to-date character appraisal • No of Grade 1 and 2* listed buildings at risk • % of planning applications that have consulted Archaeologist
<p>WATER: Objective: Reduce water consumption</p>		
<p>-Minimisation of water consumption.</p> <p>-Maximisation of use of rainwater / grey water.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • keep water consumption to a minimum? • have the potential to achieve sustainable water resources management? 	<ul style="list-style-type: none"> • Daily domestic water use per capita • Average water supply leakage per day

The SA will look for:	Decision-making criteria	Main indicators
ENERGY: Objective: Reduce waste and minimise energy consumption and greenhouse gas emissions		
<p>-Designing buildings to use natural lighting, ventilation and capture the sun's heat.</p> <p>-Use of renewable energy where appropriate.</p> <p>-Greatest possible reuse of old material in new construction; provision for reuse and recycling.</p> <p>-Provision for composting, digestion, recycling in new development.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • include renewable energy production and energy efficient technologies or ways to design out the need to use energy? • minimise consumption and extraction of minerals? • help the waste hierarchy by avoiding creating waste at source? • protect internationally and nationally designated areas from adverse effects of renewable energy? • maximise benefits to local communities from renewable energy projects? 	<ul style="list-style-type: none"> • Average annual domestic consumption of gas in kWh • Average annual domestic consumption of electricity in kWh • Housing efficiency based on HECA Report • Estimate of carbon emissions per capita (tonnes) • Emission of carbon emissions domestic per capita (tonnes) • % of household waste recycled • Kg of household waste collected per head • % of people satisfied with household waste recycling
POLLUTION: Objective: Minimise land, water, air, light, & noise pollution		
<p>-Development that minimises diffuse pollution as well as point source pollution.</p> <p>-Approaches to transport that will reduce traffic emissions.</p>	<p>Does the policy/plan</p> <ul style="list-style-type: none"> • protect from land, water, air, light, noise and genetic pollution? • improve existing pollution problems? • encourage re-use and remediation of contaminated land? • have the potential to improve water and groundwater quality? • have the potential to improve air quality? 	<ul style="list-style-type: none"> • % of rivers having good biological quality • % of rivers having good chemical quality • No of Local Air Quality Management Areas • No of heavy lorries per day on A351 (Corfe Castle) • No of heavy lorries per day on A352 (Wool)

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

Data Sources:

AMR	Annual Monitoring Report
DEDB	Dorset Environmental Data Book 2005
DERC	Dorset Environmental Records Centre

DDB	Dorset Data Book 2008
DDCRI	Dorset County Council Research and Information Team
PP	Purbeck in Profile 2010
VT	Value of Tourism Study 2005

Table 6.2: Data Sources

Baseline Data (includes data used for monitoring)	Source of Data
Population	DDB
Ecological Footprint – global hectares per person	DCCRI
Improving health and promoting healthy lifestyles	
Male life expectancy	DDB
Female life expectancy	DDB
% of people with limiting long-term illness	AMR
% of people with limiting long-term illness who are working age	AMR
% of people describing their health as good	DDB
% claiming 30 mins of moderate physical activity at least 3 days per week	DDB
% of adults satisfied with local sports provision	DDB
No of people seriously injured on Purbeck’s roads between July 2006 and July 2009	PP
% of children in reception years in Purbeck schools classed as obese	PP
Teenage conception rate per 1,000 females aged 15 - 17	PP
No of stretches of road identified in the “top 20” priority list of high-risk roads	PP
Helping make suitable and affordable housing available for everyone	
% second homes	PP
Average household size	DDB
% of empty homes	DDB
Units of social housing sold off	HIP
Social housing completions	DDB
Total housing completions	DDB
% of affordable housing built	DDB
% of households unable to buy a property at the lower end of the market	DDB
House price to household income	DDB
Giving everyone access to learning, training, skills and cultural events	
% of people achieving 5 or more grades A* - C at GCSE level	PP
% of population educated to degree level	PP
% of 16-18 years olds not in employment, education or training	PP
% of adults with poor literacy skills	PP
% of adults with poor numeracy skills	PP
GCSE pass rate: Lytchett Minster School	PP
GCSE pass rate: Purbeck School	PP
% of residents aged 16-74 with no qualifications	PP
Reducing crime and fear of crime	
Violent crime per 1,000 population	AMR
Burglary per 1,000 population	AMR
Vehicle crime per 1,000 population	AMR
Criminal damage per 1,000 population	AMR
No of anti-social behaviour incidents per 1,000 population	AMR

Baseline Data (includes data used for monitoring)	Source of Data
Promoting stronger, more vibrant communities	
% of villages with access to a PO	DCCRI
% of villages with a school	DCCRI
% of villages with village hall	DCCRI
No of completed parish/MCTI plans	PDC
No of parish/MCTI plans completed/progressing	PDC
% of parishes with adopted parish plan	PDC
% of villages without a general store	PP
% of residents satisfied with their local area as a place to live	PP
Improving employment opportunities in Purbeck	
Unemployment rate (claimant count)	AMR
% of workforce employed in knowledge driven sector	PP
% Area of Grade 1 Agricultural Land	DCCRI
% Area of Grade 2 Agricultural Land	DCCRI
Reducing poverty and help everyone afford a good standard of living	
Median weekly pay (f-t) workplace based as % of GB median	DDB
Median weekly pay (f-t) residence based as % of GB median	DDB
Percentage of GB median workplace based	DDB
Percentage of GB median residence based	DDB
No of claimants of unemployment	DDB
GVA per head of resident population	AMR
Average workplace based earnings as % of GB average	AMR
Average residence based earnings as % of GB average	AMR
House price to income ratio	AMR
% of households categorised as “wealthy achievers”	PP
% of households categorised as of “moderate means” or “hard pressed”	PP
Harnessing the economic potential of tourism in a sustainable way	
% of Purbeck workforce employed in tourism	PP
Visitors to Lulworth Cove/Durdle Door per annum	PP
Visitors to Durlston Country Park	PP
Visitors to Corfe Castle	PP
GVA per sector: Hotels and Catering	AMR
Self-catering holiday homes occupancy (mean)	VT
Room occupancy: hotels (mean)	VT
Room occupancy: Purbeck B&Bs (mean)	VT
Helping everyone access basic services, reducing the need to travel by car and encouraging cycling, walking, and use of public transport	
% of households with no car	AMR
% of households with 1 car	AMR
% of households with 2+ cars	AMR
% of people who work who travel to work by train/bus	AMR
% of people who drive to work	AMR
% of people who are passengers in car	AMR
% of people who cycle/walk to work	AMR
% of people who work from home	AMR

Baseline Data (includes data used for monitoring)	Source of Data
% of households within 800m of an hourly bus service	AMR
% of population within 30 mins by public transport to a food shop	PP
% of population within 30 mins by public transport of a GP surgery	PP
Reducing the vulnerability to flooding and sea level rise and planning for climate change	
% of houses at risk from flooding (1 in 100 year event)	DCCRI
% of houses at risk from flooding (1 in 1,000 year event)	DCCRI
No fo planning permissions granted contrary to Environment Agency advice 2007-2008	AMR
Protecting and enhancing habitats and species	
% of Purbeck covered by an environmental designation	AMR
% of Purbeck covered by international designation	AMR
% of Purbeck covered by national designation	AMR
Area of land designated as SACs	DERC
Area of land designated as Dorset SAC Heathland	DERC
Area of land designated as SPA	DERC
Area of land designated as Ramsar	DERC
Combined area SACs, SPA, and Ramsar	DERC
Area of land designated as SSSI	DERC
Area of SSSI in favourable condition	DERC
Area of SSSI in unfavourable (no change) condition	DERC
Area of SSSI in unfavourable (recovering) condition	DERC
Area of SSSI in unfavourable (declining) condition	DERC
Area of SSSI in unfavourable (destroyed) condition	DERC
Area of SSSI in unfavourable (part destroyed) condition	DERC
Area of SSSI condition not assessed	DERC
% of SSSI in favourable condition	DERC
% of SSSI in unfavourable (no change) condition	DERC
% of SSSI in unfavourable (recovering) condition	DERC
% of SSSI in unfavourable (declining) condition	DERC
% of SSSI in unfavourable (destroyed) condition	DERC
% of SSSI in favourable (part destroyed) condition	DERC
% of SSSI condition not assessed	DERC
Area of land designated as SNCI	DERC
Area of SNCI in good condition	DERC
Area of SNCI in good/improving condition	DERC
Area of SNCI in good/declining condition	DERC
Area of SNCI in fair condition	DERC
Area of SNCI in fair/improving condition	DERC
Area of SNCI in fair/declining condition	DERC
Area of SNCI in poor condition	DERC
Area of SNCI in poor/improving condition	DERC
Area of SNCI in poor/declining condition	DERC
Area of SNCI whose condition is unknown	DERC
% of SNCI in good condition	DERC
% of SNCI in good/improving condition	DERC
% of SNCI in good/declining condition	DERC

Baseline Data (includes data used for monitoring)	Source of Data
% of SNCI in fair condition	DERC
% of SNCI in fair/improving condition	DERC
% of SNCI in fair/declining condition	DERC
% of SNCI in poor condition	DERC
% of SNCI in poor/improving condition	DERC
% of SNCI in poor/declining condition	DERC
% of SNCI whose condition is unknown	DERC
Area of land designated as NNR	DERC
Area of land designated as LNR	DERC
Priority Habitat Lowland Heathland 2004	DERC
Area of land designated as RIGS	DERC
Protecting and enhancing Purbeck's unique landscape and townscape and cultural and historical assets	
% of new homes built on Brownfield	DDB
No of conservation areas	PDC
% of conservation areas with an up-to-date character appraisal	PDC
No of Grade I and 2* listed buildings at risk	PDC
Reducing water consumption	
Groundwater Levels (mAOD) for Metro Log Station in Cecily Bridge High SY839 929	EA
Groundwater Levels (mAOD) for Metro Log Stations in White Gate Cottage SY857 818	EA
Groundwater Levels (mAOD) for Metro Log Stations in Bindon Verge SY848 818	EA
Groundwater Levels (mAOD) for Metro Log Stations in Marley Bottom SY807 836	EA
Groundwater Levels (mAOD) for Metro Log Stations in New Buildings SY841 855	EA
Groundwater Levels (mAOD) for Metro Log Stations in Throop SY825 933	EA
Groundwater Levels (mAOD) for Metro Log Stations in Haywards Cottage SY765 994	EA
Reducing waste and minimising energy consumption and greenhouse gas emissions	
% of housing with kerbside recycling	DDB
% of all domestic waste generated in the district that is recycled	PP
Tonnes of waste per resident going to landfill per annum	PP
Minimising land, water, air, light, and noise pollution	
% of rivers having good biological quality	DCCRI
% of rivers having good chemical quality	DCCRI
No of Local Air Quality Management Area	DCCRI
No of heavy lorries per day on A351 (Corfe Castle)	DEDB
No of heavy lorries per day on A352 (Wool)	DEDB
No of pollution incidents recorded in Purbeck per annum (Fly-tipping, vandalism, fires, agricultural run-off, septic tanks, fuel spills)	EA
No of above pollution incidents caused by water industry	EA
No of above pollution incidents caused by manufacturing	EA
No of above pollution incidents caused by agriculture	EA
No of above pollution incidents caused by transport	EA
No of above pollution incidents caused by service sector	EA
No of above pollution incidents caused by waste management	EA
No of above pollution incidents caused by domestic and residential	EA
No of above pollution incidents caused by "other source"	EA

Baseline Data (includes data used for monitoring)	Source of Data
No of above pollution incidents with cause not noted	EA

6.6 Conclusion

A tension between growth and sustainability lies at the heart of findings of this SA. This tension can be found across much of the UK. As Purbeck must prepare for growth, the Core Strategy should be used to ensure that this growth is delivered as sustainably as possible. It is hard to see how a district can provide 120 additional dwellings per year over the plan period and increase its GVA without increasing greenhouse gases, and without causing additional pollution.

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

The strength of the document lies in its focus on self-contained communities and a reduction in the need to travel, and it may be possible to achieve this in part for the local community. However, the desire to travel is likely to increase in line with national trends and in particular if GVA increases. Thus Purbeck will probably not decrease its greenhouse gas emissions overall until the very long-term, ie beyond the plan period, at which point national policies, trends, and new technologies may address the issue.

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

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

Within the plan period, is the Core Strategy likely to assist in:	
Improving health & promote healthy lifestyles?	Likely, in view of self-containment of options.
Making suitable housing available and affordable for everyone?	Likely, although not all need could be met.
Giving everyone access to learning, training, skills & cultural events?	Possible, with the promotion of development near to existing facilities, and policies to protect existing

	services. However, national trends continue to show increase in unsustainable transport patterns.
Reducing crime & fear of crime?	Likely, in particular through promotion of community facilities and services, as well as provision of jobs. However, the causes of fear of crime are complex.
Promote stronger, more vibrant communities?	Likely, with current policies on self-containment and retention of facilities.
Improving employment opportunities in Purbeck?	Likely, if employers come forward. The supply of land in Purbeck is more than enough to meet demand.
Reducing poverty and help everyone afford a good standard of living?	Likely, through the provision of affordable housing and of additional jobs. However, the causes of poverty are complex and the current economic climate has led to more uncertainty.
Harnessing the economic potential of tourism in a sustainable way?	Uncertain. National trends continue to show increase in unsustainable transport patterns which would make this objective difficult to achieve.
Helping everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Uncertain. Self-containment is promoted, but "rationalisation" of services such as libraries continue.
Reducing vulnerability to flooding and sea level rise & plan for climate change?	Uncertain. There are no proposals to build on land at risk of flooding. However, trends in climate change could make this objective difficult to achieve.
Protecting & enhancing habitats and species?	Uncertain, in view of trends in climate change. Some species may be more adaptable than others.
Protecting & enhancing Purbeck's unique landscape & townscape, & cultural & historical assets?	Likely. Despite the additional development, enhancements are possible through good design and landscaping.
Reducing water consumption?	Unlikely in the plan period, in view of national trends of increased consumption
Reducing waste & minimising energy consumption & greenhouse gas emissions?	Unlikely in the plan period, in view of national trends of increased consumption.
Minimising land, water, air, light, & noise pollution?	Unlikely in the plan period, in view of national trends and the cumulative impact of development.