

# Dorset-wide Gypsy and Traveller Site Allocations (including Travelling Showpeople) Joint Development Plan Document (DPD)

**Addendum Sustainability Appraisal Report (New Sites)**

On behalf of



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## Document Control Sheet




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# 1 Introduction

## 1.1 Introduction

- 1.1.1 Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council, North Dorset District Council, Borough of Poole, Purbeck District Council, West Dorset District Council and Weymouth and Portland Borough Council are preparing a Dorset-wide Gypsy and Traveller (including Travelling Showpeople) Site Allocations Joint Development Plan Document (DPD) to allocate Gypsy and Traveller and Travelling Showpeople sites within Dorset.
- 1.1.2 Peter Brett Associates LLP (PBA), as the former Baker Associates, was appointed as planning consultants to assist the Dorset Authorities in the preparation of the joint DPD and the Sustainability Appraisal (SA).
- 1.1.3 The task of the SA is to document the SA of sites that has been completed to date as part of the preparation of the DPD on Gypsy and Traveller sites. This has so far consisted of two stages undertaken in November 2011. These stages are:
- Using SA criteria to develop the criteria for site selection;
  - SA of the emerging short-list of preferred sites.
- 1.1.4 This SA report is an appraisal document which provides a brief coverage of issues and overview of the process and findings. It is provided to aid the Council's site selection and is not intended to find the most 'sustainable site'.

## 2 Stages of the Sustainability Appraisal

### 2.1 Scoping

2.1.1 To date the SA has been through several stages. This started with SA Scoping June 2010 which set out the background to the SA including a baseline characterisation of the area. The scoping report also proposed the sustainability framework for use in the SA of the emerging DPD.

### 2.2 SA of Issues and Preferred Site Options Report

2.2.1 The first stage of appraisal was of the Issues and Preferred Site Options Report (November 2011). This report set out the site requirements for Gypsies, Travellers and Travelling Showpeople and included a shortlist of potential sites for further consideration through the DPD process.

2.2.2 PBA (as Baker Associates) undertook the SA of the Issues and Preferred Site Options Report. This included assessing each of the proposed site allocations against the sustainability framework.

2.2.3 The initial SA report contained a:

- Summary of the findings of the scoping report and the issues identified for Gypsies, Travellers and Travelling Showpeople in Dorset;
- A sustainability framework for assessing the site options and strategy;
- An appraisal of the criteria used in selecting the preferred Gypsy and Traveller sites to assess their suitability for selecting sustainable sites; and
- The sustainability appraisal of the potential sites.

2.2.4 The full SA Report can be found on the Dorsetforyou website.

### 2.3 SA of the new additional sites

2.3.1 Following on from the consultation of sites and the Issues and Preferred Site Options Report, a number of additional sites were identified as potentially being suitable for Gypsies, Travellers and/or Travelling Showpeople. These have been assessed as part of the site selection process in the same way as those potential sites originally identified in the Issues and Preferred Site Options Report.

2.3.2 Therefore, it is also necessary to assess the new sites as part of the SA in the same way as before.

2.3.3 This SA report is an Addendum to the initial SA, focussing on the additional potential allocation sites. The initial SA provides the methodology which was used to inform the initial sites. The same methodology remains unchanged and has been used to inform the SA of the new additional sites and should be read in conjunction with this report. This report can be found on the Dorsetforyou website.

2.3.4 At this stage the task is to undertake a more thorough examination of the additional sites identified through consultation that have made it through the site sieving process, and are therefore 'potential' allocations.

- 2.3.5 These additional available shortlisted sites were assessed against a set of sustainability objectives, as set for in the previous SA. As previously the assessment was based on the sustainability objectives and made use of the information gathered as part of the site sieving process. More information on this can be found in **Chapters 5 and 6** of the SA of Issues and Preferred Site Options Report.

## **2.4 Next stages**

- 2.4.1 The SA will continue to inform the emerging DPD with the next stage a full assessment of the draft submission version of the joint DPD. It will be ensure that the SA process and reporting for the DPD will to comply with the regulatory requirements of the Strategic Environmental Assessment Directive.

## 3 Revised Accommodation Needs

### 3.1 Introduction

3.1.1 The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (September 2013) has been updated since the initial SA, and Issues and Preferred Options DPD, were prepared in November 2011. Therefore, it is important for the SA to recognise these changes.

### 3.2 Gypsy and Traveller residential site needs

3.2.1 The most recent assessment identified the current supply of council and private pitches to be 150 pitches across the survey area.

3.2.2 The split of Gypsy and Traveller residential pitches between the first five year need (ie what is needed now) and the remaining 10 years is set out in **Table 1** below.

Table 1: Split of pitches Gypsy and Traveller pitches required 2013 to 2028

Authority	Pitch requirements	
	2013-2018	2018-2028
Bournemouth	0	0
Christchurch	10	4
East Dorset	14	5
North Dorset	20	18
Poole	12	6
Purbeck	24	9
West Dorset	19	9
Weymouth and Portland	0	0
<b>TOTAL</b>	<b>99</b>	<b>51</b>

### 3.3 Gypsy and Traveller transit site needs

3.3.5 The GTAA outlines that the transit sites would need to be at least 10 pitches and probably larger with up to 25 pitches being needed. In addition to the Great Dorset Steam Fair temporary transit site travelling patterns would suggest a 25 pitch transit site or stopping place for the south-east Dorset Conurbation and a similar provision or the Dorchester/Weymouth area.

3.3.6 It should be noted that police powers can only be triggered if a transit site or temporary stopping place is made available within a specific local authority area. In Shire Dorset this can



be the County Council area, with Bournemouth and Poole separate as they are independent unitary authorities. Bournemouth, Dorset and Poole therefore need to plan for separate sites within each of their local authority areas or share provision and accept some limitations to police powers.

### **3.4 Travelling Showpeople site needs**

- 3.4.1 The GTAA reports there four Travelling Showpeople yards in the study area with one each in the Districts of East Dorset, Purbeck, West Dorset and Borough of Weymouth and Portland.
- 3.4.2 The GTAA states that the household in West Dorset is seeking a new yard of 7 plots in the Dorchester/West Dorset area and the household in Weymouth and Portland Borough are seeking 3 more plots within the Weymouth and Portland area. The occupant of the site in Purbeck is seeking an alternative site in the north of the County.

## 4 Sustainability Framework

### 4.1 Sustainable Development

- 4.1.1 In order to undertake the sustainability appraisal (SA) and to assist in explaining its findings, it is necessary to establish what is meant by sustainable development. In the scoping report a sustainability framework was developed to define sustainable development in relation to spatial planning.
- 4.1.2 Information on how the framework was defined is set out in the SA Scoping Report available on the Dorsetforyou website.
- 4.1.3 The Sustainability Framework, as shown in **Table 2**, consists of fourteen headline and one cross-cutting sustainability objectives.

Table 2: Sustainability Framework

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#### Cross-cutting objective for Climate Change

Ensure development responds to the impacts and causes of climate change by integrating mitigation and adaptation approaches in new development

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Headline	Objective	Sub-objectives
Community	Support and promote the distinctive character of Gypsy and Traveller communities as well as fostering cohesion with settled communities	<ul style="list-style-type: none"> <li>allow the settled and Gypsy and Traveller communities to be involved in the planning decisions that effect them</li> <li>help support Gypsy and Traveller communities and retain family groups</li> <li>help in creating development of the type and design that can help avoid adverse impact on the community, such as development that deters anti-social behaviour</li> <li>help support cultural events related to the Gypsy and Traveller and showpeople communities</li> </ul>
Accessibility*	Allow equitable access for all to jobs, services and facilities they need, in a way that reduces reliance on car use	<ul style="list-style-type: none"> <li>reduce disparities in access to services through a combined approach of suitable facility and service provision and public transport links</li> <li>ensure that Gypsy and Traveller sites have good access to health and education services</li> <li><i>reduce reliance on car use to help reduce greenhouse gas emissions</i></li> </ul>
A place to live	Provide a range of types and tenures of pitch sites that allows Gypsy and Traveller communities to meet their housing needs	<ul style="list-style-type: none"> <li>ensure there are sufficient pitch sites to meet the needs of permanent and transient Gypsy and Traveller communities</li> <li>provide a range of pitch sites to meet the diverse needs different communities and family groups</li> <li>build new public permanent pitch sites following good practice guidelines with input from future resident groups</li> </ul>
Employment	Help residents of new Gypsy and Traveller sites get access to suitable jobs and skills training	<ul style="list-style-type: none"> <li>promote local employment to reduce people's need to travel to find work</li> <li>help provide accessible skills training to aid access to work</li> </ul>

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Air*	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere to protect from climate change	<ul style="list-style-type: none"> <li>• help reduce reliance on car travel by making sure there are real viable alternatives available for all people</li> <li>• help to reduce energy use in new development</li> <li>• <i>help reduce greenhouse gas emissions through reducing car travel, waste management and reduce energy demand from non-renewable resources</i></li> </ul>
Health, safety and security*	To improve health and wellbeing by encouraging more healthy lifestyles, and protecting people from risk that may impact on their health and/or safety	<ul style="list-style-type: none"> <li>• protect people from the negative health impacts of polluted air and water</li> <li>• ensure equitable access to health services</li> <li>• ensure that new sites are designed in such a way as to reduce crime and fear of crime</li> <li>• protect people from the risks of unstable or contaminated land</li> <li>• ensure new sites are not in areas at known risk of flood</li> <li>• avoid locating development in areas adversely impacted by noise (existing or planned), especially at night</li> <li>• enhance opportunities for healthy living and help support more healthy lifestyles through access to open space and prioritised cycling and walking routes</li> <li>• <i>protect people from the negative impacts of climate change, such as increased summer temperatures, adverse weather and flooding, through the design and location of new development.</i></li> <li>• <i>ensure that appropriate flood risk protection measures are in place to protect residents well-being</i></li> </ul>
Biodiversity*	Protect, value, manage and enhance healthy functioning ecosystems, habitats and natural species diversity, valuing nature conservation interests wherever they are found	<ul style="list-style-type: none"> <li>• provide a strong level of protection to sites designated for the national or international importance for nature conservation</li> <li>• site development should lead to no net loss in biodiversity</li> <li>• statutory and non-statutory designated nature conservation sites should be afforded a level of protection appropriate to their status</li> <li>• ensure the location and design of sites does not cause the further fragmentation of habitats and protect and enhance network routes for flora and fauna movement</li> <li>• support landscaping that makes use of species that will support native biodiversity</li> <li>• <i>protect habitats that provide migration routes for species in response to a changing climate</i></li> </ul>
Landscape*	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	<ul style="list-style-type: none"> <li>• help protect and enhance the rural and coastal landscapes, including the AONB, Heritage Coast and the setting of the Dorset Jurassic Coast</li> <li>• the location and design of sites should help protect areas of identified high landscape quality</li> <li>• protect the setting of towns and villages in the landscape and including the transition of urban to rural</li> <li>• help in the positive management of landscapes to protect and enhance their character</li> <li>• <i>ensure that new landscaping planting can adapt to a changing climate, including increased summer temperatures and storm events and fewer frosts</i></li> </ul>

Soil	To use land efficiently and protect higher grade agricultural soil	<ul style="list-style-type: none"> <li>protect greenfield land from development where development would be more suitability located on brownfield land</li> <li>use suitable density standards that ensure the best use of developable land in appropriate locations</li> <li>avoid building on higher quality agricultural soils, which are scarce in Dorset</li> </ul>
Built environment*	To maintain and enhance the built environment for both its visual character and distinctiveness and to create a better living environment	<ul style="list-style-type: none"> <li>ensure new development is designed so as to create places that support people making good quality places to live</li> <li>ensure that the design of any permanent buildings on site adds to the character of the area</li> <li><i>ensure new development is designed to be able to adapt to the impacts of climate change, including increased summer heating, storm events and flooding</i></li> </ul>
Historic heritage	Understand, value, protect and restore, where necessary, the historic cultural heritage of the area, including features of the built and semi-natural environment and the setting of buildings	<ul style="list-style-type: none"> <li>ensure new sites take into account any historic environment features and their setting/context</li> <li>ensure buried archaeological assets are protected from harmful impacts of development, or other appropriate management where suitable</li> <li>ensure that the features of historic landscape are respected in new development</li> </ul>
Water quality and supply*	To maintain and improve the quality of ground, surface and coastal waters and maintain the quantity of water available including potable water supplies, and ground water and river levels	<ul style="list-style-type: none"> <li>ensure new development has sufficient sewerage and waste water treatment to avoid harm to water quality</li> <li>ensure contaminated land is suitability remediated to avoid water quality impacts</li> <li>implement suitable SUDS to avoid run-off of potential polluted water to water courses or aquifers</li> <li>reduce diffuse pollution</li> <li>help to meet objectives of achieving good ecological status for surface waters; good status for groundwaters; and no deterioration across all water bodies</li> <li><i>ensure new development makes the best use of potable water, incorporating re-use of grey water in new development</i></li> </ul>
Flood risk*	Ensure that new development is designed and located to avoid the risk of flooding, and ensure the risk of flooding is not increased elsewhere	<ul style="list-style-type: none"> <li><i>ensure that new development is located so as to avoid the risks of fluvial and tidal flooding</i></li> <li><i>aim for greenfield water run-off rates from new development</i></li> <li><i>make use of SUDS to maintain greenfield run-off rates to rivers</i></li> </ul>
Energy*	To secure energy efficiency and renewable energy where beneficial on site	<ul style="list-style-type: none"> <li><i>promote energy generation from renewable resources, including micro-generation as part of the energy requirements of new development</i></li> <li><i>ensure that energy is used more efficiently, including in the design of new permanent structures on-site</i></li> </ul>

\* climate change related objective

*Italics: climate change related supporting sub-objective*

## **Appendix A    Criteria for Sustainability appraisal of new sites with potential**

	<b>Accessibility – public transport, services and employment</b>
<b>++</b>	The site is within 600m
<b>+</b>	600-1200m of services
<b>-</b>	1200-2400m of services
<b>- -</b>	over 2400m away from services

	<b>Contamination/stability</b>
<b>+</b>	No known issues
<b>-</b>	Identified issues of concern

	<b>Noise impact on site</b>
<b>+</b>	No noise impacts identified
<b>-</b>	Possibility of noise impacts – mitigation possible
<b>- -</b>	Noise impacts likely – mitigation unlikely

	<b>Flood (zones 2/3)</b>
<b>++</b>	This site is outside identified flood risk areas
<b>+</b>	The site is adjacent to an area at risk of flood, although this is all outside the site boundaries
<b>-</b>	Less than <50% of the site is at risk of flood
<b>- -</b>	More than 50% of the site is at risk of flood

	<b>Residential amenity</b>
<b>+</b>	No near neighbours or in urban area
<b>-</b>	Directly adjacent to existing homes

	<b>Biodiversity and Heritage Designations (SPA, SAC, SSSI, SAM, SNCI, Conservation Area, Ancient Woodland, Heritage Coast, Historic Park and Garden, Listed Building, area with potential archaeological significance)</b>
+	None identified in the area
-	Identified adjacent to the site
- -	Within the site

	<b>Soil</b>
++	The site is previously developed land
+	The site is Grade 3 Agricultural land
- -	The site is Grade 1 or 2 Agricultural land

	<b>Landscape</b>
++	The landscape assessment identifies that the site could be developed without significant visual or character impacts.
+	Landscape impacts are identified but these can be overcome by mitigation
-	In an AONB but likely impacts can be mitigated
- -	Site development is likely to result in landscape impacts that cannot be mitigated

## **Appendix B Sustainability Appraisal of new sites with potential**





Site ref	Accessibility to services				Protection of the natural and built environment				Protect amenity / safety of future/existing residents					Comment
	GP	Primary school	Shop	Bus stop	Biodiversity	Landscape	Built / historic heritage	Land/soil	Amenity	Community	Noise	Flood	Contamination	
<b>West Dorset</b>														
WDDC206 Land at Camp Road, Wyke	+	+	--	++	+	+	--	++	-	+	+	++	+	The site is on the periphery of an urban area and currently vacant and previously developed land. It has relatively good access to some local services and good access to a bus service. The site is within the Heritage Coast, raising the risk that its development could harm the undeveloped coastal character. However, the site identified as suitable is previously developed land and it is likely that any impacts could be managed by good site design and appropriate levels of occupation.
WDDC208 Former Guard House, Piddlehinton	--	--	--	++	+	++	+	+	-	+	+	++	?	The site does not score well against the accessibility to services. However, there is a nearby bus stop. The site is greenfield although the site options report states there would be no impact on the landscape or open countryside. There is a Gypsy and Traveller site close by and the amenity of both existing and proposed residents, along with the existing employment uses should be considered.
WDDC214 Old Chapel Yard, Marshwood	--	++	--	++	+	-	--	+	+	+	+	++	?	The site is not located close to key facilities such as the doctors' surgery or local shop. However, it does have good access to a primary school and bus stop. The site is within the AONB and adjacent a listed building. The site options report recommends the site for 1 residential plot within an existing Travelling Showpeople site. The likely impacts on the listed building and landscape character could be



## **Appendix B    Green Belt sites worthy of further investigation**

Site ref	Accessibility to services				Protection of the natural and built environment				Protect amenity / safety of future/existing residents					Comment
	GP	Primary school	Shop	Bus stop	Biodiversity	Landscape	Built / historic heritage	Land/soil	Amenity	Community	Noise	Flood	Contamination	
<b>Bournemouth</b>														
None														
<b>Christchurch</b>														
None														
<b>East Dorset</b>														
ED022 Land at Crumpets Drive, Corfe Mullen	-	-	--	++	+	++	+	+	+	+	+	++	+	The site is not located close to facilities, although it is close to a bus stop. The site is within the Green Belt and it is stated that there would be no additional impact on Green Belt purposes. However, it would be important to ensure any development is managed by good site design and appropriate levels of occupation.
ED023 Land at Wigbeth Farm, Horton	--	--	--	-	-	+	+	+	+	+	+	++	+	The site is not located close to existing services and facilities and the bus stop is over 1km from the site, therefore travel would be by car. The site is recommended in the site options report for summer months only due to potential impacts on Green Belt purposes. The site is greenfield therefore would result in the loss of open land. The site is also adjacent a SNCI, raising the risk that its development could harm the natural environment. However, it is likely these impacts could be managed by good site design and appropriate levels of occupation.
<b>North Dorset</b>														
None														
<b>Poole</b>														

