

# CAPITA

## Purbeck Local Plan Submission Sustainability Appraisal

Updated report following Pre-submission Draft  
January 2019

## Quality Management

<b>Title</b>	Purbeck Local Plan Submission Sustainability Appraisal	
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## 1. NON-TECHNICAL SUMMARY

- 1.1 The following non-technical summary informs consultees and the general public about the process of Sustainability Appraisal in plain English, avoiding the use of technical terms. The production of a non-technical summary is a requirement of EU law.

### Introduction

- 1.2 Purbeck District Council is preparing a new planning document that will provide a long-term vision for the District and will contain policies and guidance that will be used to guide development in Purbeck until 2034. This planning document will be known as the Purbeck Local Plan.
- 1.3 Preparing a Local Plan involves several stages. The residents of Purbeck and other interested parties have had the opportunity to input at different stages in 2015, 2016 and 2018. A “Pre-submission” version of the Local Plan has now been prepared. This Pre-submission version takes into account updated evidence and guidance, and the input of everyone who has submitted comments at previous consultation stages.
- 1.4 The Local Plan is expected to be adopted in late 2019, and will replace the existing Local Plan, which was adopted in 2012.
- 1.5 European Directive 2001/42/EC (the “SEA Directive”) requires that Strategic Environmental Assessment (SEA) is carried out on plans and programmes that are likely to have significant effects on the environment. UK law in the form of the Planning and Compulsory Purchase Act 2004, also requires that Sustainability Appraisal (SA) has to be carried out during the production of Local Plans to make sure that social, environmental and economic issues are taken into account at every stage of preparation. SA covers wider social and economic effects of plans, as well as the more environmentally-focused considerations of SEA. SEA and SA can be satisfied through a single process, subject to the SA meeting the requirements of the SEA Directive.

- 1.6 SA, incorporating the requirements of SEA, has been carried out by Capita on behalf of Purbeck District Council for the Local Plan Pre-submission. That is what this report is about.

## Scoping

- 1.7 A scoping stage is required as part of the SA. Scoping involves setting the context for the SA by considering the current location situation on the environment, communities and the economy, and relevant plans and programmes that guide and manage the area. It includes identifying the main issues that affect the area and the area's characteristics. This information helps us to understand what would be the best way for the District to develop in the future to address the area's issues and characteristics. A report setting out this process was produced by Purbeck District Council and consulted on in 2013.
- 1.8 From the 2013 scoping exercise, eight SA objectives were derived that were deemed appropriate indicators to test new Local Plan proposals against to ensure they were addressing the issues that Purbeck faces. They cover social, environmental and economic elements. Readers are directed to the Scoping Report for more information on the process. The eight SA objectives are:
1. Meet as much of Purbeck's housing need as possible
  2. Promote services and facilities where need is identified
  3. Harness the economic potential of tourism and widen employment opportunities
  4. Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport
  5. Reduce vulnerability to flooding and coastal change and adapt to climatic changes
  6. Protect and enhance habitats and species and local geodiversity
  7. Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets
  8. Minimise all forms of pollution and consumption of natural resources

## Carrying out the SA

1.9 The eight SA Objectives are used to assess the sustainability effects on Purbeck of the emerging Local Plan. To assist in the SA assessment, each SA Objective has a set of decision-aiding questions:

SA Objective	Decision-aiding question Does the policy/plan/project/site:
1. Meet as much of Purbeck's housing need as possible	<ul style="list-style-type: none"> <li>• meet as much of the district's housing need as possible?</li> <li>• provide a suitable housing mix?</li> <li>• help provide family housing?</li> </ul>
2. Promote services and facilities where need is identified	<ul style="list-style-type: none"> <li>• assist in the provision of a service or facility for which there is an identified need?</li> <li>• assist in the retention of a service or facility?</li> <li>• help address needs of elderly residents?</li> </ul>
3. Harness the economic potential of tourism and widen employment opportunities	<ul style="list-style-type: none"> <li>• harness the economic potential of tourism and widen employment opportunities?</li> <li>• facilitate higher waged job provision?</li> <li>• help to improve Purbeck's economy?</li> </ul>
4. 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"> <li>• help everyone access basic facilities and services?</li> <li>• reduce the need to travel by car?</li> <li>• make public transport, cycling and walking easier and more attractive?</li> <li>• maintain or enhance the quality and extent of public rights of way and recreational open space?</li> </ul>
5. Reduce vulnerability to flooding and coastal change and adapt to climatic changes	<ul style="list-style-type: none"> <li>• reduce vulnerability to flooding?</li> <li>• reduce vulnerability to coastal erosion?</li> <li>• take into account areas at risk from fluvial or coastal flooding?</li> <li>• adapt to climatic changes?</li> </ul>
6. Protect and enhance habitats and species and local geodiversity	<ul style="list-style-type: none"> <li>• protect and enhance habitats and species?</li> <li>• recognise and enhance strategic wildlife corridors, including green infrastructure?</li> </ul>
7. Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	<ul style="list-style-type: none"> <li>• protect and/or enhance the existing landscape and townscape?</li> <li>• value and protect distinctiveness and increase resilience to climate change?</li> <li>• maintain and enhance cultural and historical assets?</li> </ul>

<p>8. Minimise all forms of pollution and consumption of natural resources</p>	<ul style="list-style-type: none"> <li>• promote renewable energy?</li> <li>• promote energy efficiency?</li> <li>• minimise pollution and consumption of natural resources?</li> </ul>
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1.10 The Local Plan Pre-submission contains 10 objectives that set out the key components required to meet the overarching vision of the Plan. It is appropriate to test them through the SA process. As the objectives would be assessed in full by virtue of assessing all the Plan’s policies, it was considered appropriate that the objectives themselves be subject to a less in-depth assessment. The Local Plan objectives were tested against each of the SA objectives in a simple matrix.

1.11 The assessment did reveal some potential conflicts. These tend to be between SA and Local Plan objectives that promote development and those that promote environmental sustainability. The assessment serves as a useful tool in identifying where there are cases that mitigation may be required in the Local Plan policies to minimise adverse effects.

1.12 The methodology for undertaking the SA on policies and allocations is derived from a method previously used by Purbeck District Council. Both proposed policies and allocation have been assessed within a matrix where the policy or allocation is “pitched” against the eight SA Objectives and an outcome noted from “significantly positive effect” to “significantly negative effect”. The decision-aiding questions were used to reach an outcome. The matrix also allows for the recording of the short, medium and long term effects, likelihood, duration and suggested mitigation or enhancements.

**Who did we consult with?**

1.13 The regulation 22 consultation statement identifies who was consulted, the methods used and at what stage.

## **How has the SA informed the plan making process?**

1.14 The assessments steered the plan towards developing an appropriate strategy for delivering housing with supporting infrastructure, employment and retail requirements. Useful mitigation needs were identified to enable this to continue whilst protecting the historic, built and natural environments of Purbeck. An SA is an iterative document and numerous assessments have taken place in previous iterations of the SA. Below is a summary of the headline strategies within the plan and how the SA process has helped to shape them.

### **Spatial strategy**

1.15 The spatial strategy focusses housing to the towns and key service villages and this was assessed in the New Homes for Purbeck consultation SA and the Options consultation 2016 SA.

1.16 The SA process concluded that the previously implemented settlement hierarchy should remain as this would focus development to the most sustainable areas of Purbeck. This was considered against the constraints that restricted development and towns and key service areas became the main focus for housing development. This SA considers the strategic sites as important for retention for the continuation of a buoyant economy within Purbeck

### **Housing strategy**

1.17 The New Homes for Purbeck SA assessed the housing strategies and found all of them scoring fairly similar against objectives. Consultation on this showed public opinion favoured Option A, spreading sites around the District.

1.18 Further policies regarding small sites and second homes were subject to SA during the New Homes for Purbeck consultation and scored well against the objectives. Mitigation measures such as ensuring monitoring to identify early effects of potential offsetting of second homes issues into non AONB areas have been incorporated into the monitoring section of the final Plan.

## **Employment strategy**

1.19 The SA forming the Options consultation 2016 assessed extra employment sites for inclusion within the plan. These sites have not been taken forward as there is no additional employment need identified. Removing sites from within the safeguarded status has also been explored and although it could be detrimental to remove the sites from their safeguarded status, the potential for reallocation to housing at these sites is considered to be of greater priority to the Neighbourhood Plan in Wareham as well as the District overall.

## **Retail strategy**

1.20 The retail strategy of including retail land on larger developments has been assessed in the Options consultation 2016 SA. It was considered beneficial to support the needs of the forthcoming residents and this has been incorporated into the development strategies within the final Plan.

## **Green belt strategy**

1.21 Implications for removing land from within the green belt has been considered in the New Homes for Purbeck SA. This is weighed up against environmental impacts, the views of residents and the need to provide housing. The SA concluded that retaining green belt is the best option however when weighing environmental impacts, the views of residents and the need to provide housing in sustainable locations, the removal of green belt land and further protection through policy V2: Green belt is considered to be the most optimum balanced decision.

## **Overview**

1.22 Policies and allocations tend to “score” well when assessed against the SA objectives; this includes consideration given to their temporal, secondary, cumulative and synergistic effects, and the geographical scope of their effects. Summary tables of the outcomes are provided below, illustrating the assessed long term effects of implementing the policy or allocation. The most notable conflict is between the Plan’s growth strategy in terms of

housing, employment and tourism, and the potential for flooding, levels of pollution and use of natural resources. In such cases, a balanced approach must be taken to ensure that the delivery of one aspect of the Plan would not cause significant adverse effects to another. When assessment conclusions are neutral or negative, suggested mitigation measures tend to improve this outcome. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued; these are mandatory elements of development as set out in national planning policy and in the Local Plan Pre-submission.

## Policies

	1. Meet as much of Purbeck's housing need as possible	2. Promote services and facilities where need is identified	3. Harness the economic potential of tourism and widen employment opportunities	4. Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	5. Reduce vulnerability to flooding and coastal change and plan for climate change	6. Protect and enhance habitats and species and local Geodiversity	7. Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	8. Minimise all forms of pollution and consumption of natural resources
Policy V1: Spatial strategy for sustainable communities	+	+	+	+	-	+	+	-
Policy V2: Green belt	n	+	+	+	-	+	+	+
Policy E1: Landscape	n	n	+	n	n	+	++	n
Policy E2: Historic Environment	n	n	+	n	n	n	++	+
Policy E3: Renewable Energy	n	n	n	n	++	-	-	++
Policy E4: Assessing flood risk	n	n	n	n	++	n	n	+

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Policy E5: Sustainable drainage systems	n	n	n	n	++	+	n	+
Policy E6: Coastal change management areas	n	n	n	n	+	+	+	n
Policy E7: Conservation of protected sites	n	n	+	n	n	++	++	n
Policy E8: Dorset heathlands	n	n	+	n	+	++	+	n
Policy E9: Poole Harbour	n	n	+	n	n	++	n	+
Policy E10: Biodiversity and geodiversity	n	n	n	n	+	++	+	n
Policy E11: Development next to sewage treatment works and pumping stations	n	n	n	n	+	n	n	+
Policy E12: Design	n	n	n	+	n	+	+	++
Policy H1: Local housing requirement	++	+	+	n	-	n	-	-
Policy H3: New housing development requirements	+	+	+	+	+	+	n	+

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Policy H4: Moreton Station / Redbridge Pit	+	+	+	++	-	n	n	+
Policy H5: Wool	+	+	+	++	-	n	+	+
Policy H6: Lytchett Matravers	+	+	+	++	-	n	n	+
Policy H7: Upton	+	+	+	+	-	n	n	+
Policy H8: Small sites next to existing settlements	+	+	+	n	n	-	n	n
Policy H9: Housing mix	u	+	n	n	n	n	n	n
Policy H10: Part M of Building Regulations	+	+	n	n	n	n	n	n
Policy H11: Affordable housing	+	+	n	n	n	n	n	n
Policy H12: Rural exceptions sites	+	+	+	++	n	-	-	n
Policy H13: Rural workers homes in the countryside	n	n	+	+	n	-	n	n
Policy H14: Second homes	+	n	+	n	n	n	n	n

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Policy H15: Gypsy, traveller and travelling showpeople	+	-	n	+	n	-	n	n
Policy EE1: Employment land supply	n	++	++	++	n	n	n	-
Policy EE2: Planning for employment	n	n	++	++	n	-	n	+
Policy EE3: Vibrant town and local centres	n	++	++	+	n	n	-	+
Policy EE4: Supporting vibrant and attractive tourism	n	+	++	-	n	n	n	-
Policy I1: Developer contributions to deliver Purbeck's infrastructure	++	++	+	+	n	+	n	n
Policy I2: Improving accessibility and transport	n	++	+	++	n	u	n	+
Policy I3: Green infrastructure, trees, and hedgerows	n	+	n	+	+	++	n	+
Policy I4: Recreation, sport and open space	n	-	n	+	n	+	n	n
Policy I5: Morden Park strategic suitable alternative natural green	+	+	+	+	n	++	n	n

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space and holiday park								
Policy I6: Wareham integrated health and social care	+	+	n	+	+	u	n	n
Policy I7: Community facilities and services	+	++	n	+	n	n	n	+
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	+	+	+	+	+	+	+	+

## Housing sites

Site name	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and coastal change and plan for climate change	Protect and enhance habitats and species and local Geodiversity	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Minimise all forms of pollution and consumption of natural resources
Land to the east of Wareham Road, Lytchett Matravers	++	+	+	n	n	n	n	-

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Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers	++	+	+	n	n	n	n	-
Land to the east of Flower's Drove, Lytchett Matravers	++	+	+	n	n	n	n	-
Land at Bere Farm, near Lytchett Minster and Lytchett Matravers	++	+	+	n	n	n	n	-
Land to west of Lytchett Minster	++	+	+	n	n	n	n	-
Moreton Pit, Redbridge Road, Moreton	++	+	+	+	n	n	n	-
Land to north of Moreton Station, Moreton	++	+	+	+	n	n	n	-
Land at Policeman's Lane, Upton	++	+	+	n	n	n	n	-
Frenches Farm, Policemans Lane, Upton	++	+	+	n	n	n	n	-

Site name	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and coastal change and plan for climate change	Protect and enhance habitats and species and local Geodiversity	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Minimise all forms of pollution and consumption of natural resources
Land to the west of Chalk Pit Lane and Oakdene Road, Wool	++	+	+	+	n	n	n	-
Land to the north east of Burton Cross Roundabout, Portland House, Wool	++	+	+	+	n	n	n	-
Land to the north west of Burton Cross Roundabout, Wool	++	+	+	+	n	n	n	-
Land to east of Lower Hillside Road, Wool	++	+	+	+	n	n	n	-
Land to south of Wool	++	+	+	+	n	n	n	-
Land off the A352, Wool	++	+	+	+	n	n	n	-
Land to the north of the railway line off Sandhills Crescent, Wool	++	+	+	+	n	n	n	-

## Employment sites

Site name	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and coastal change and plan for climate change	Protect and enhance habitats and species and local Geodiversity	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Minimise all forms of pollution and consumption of natural resources
ES1 Holton Heath Trading Park	n	+	++	+	n	n	n	-
ES2 Dorset Innovation Park	n	+	++	-	n	n	n	-
ES3 Townsend Business Park, North Street	n	+	+	n	n	n	n	n
ES4 Old Milk Depot	n	+	+	+	n	n	n	-
ES5 Freeland Business Park	n	+	+	n	n	n	n	n
ES6 Factory Road Trading Estate	n	+	+	n	n	n	n	n
ES7 Axium Centre	n	+	+	n	n	n	n	n
ES8 Romany Works Estate	n	+	+	n	n	n	n	n
ES9 Prospect Business Park	n	+	+	n	n	n	n	n
ES10 Victoria Avenue Estate	n	+	+	n	n	n	n	n
ES11 Sandford Lane Estate	n	+	++	+	n	n	n	-
ES12 Admiralty Park	n	+	+	n	n	n	n	n

## Existing employment sites not proposed to be safeguarded

Site name	Meet as much of Purbeck's housing need as possible	Promote services and facilities where need is identified	Harness the economic potential of tourism and widen employment opportunities	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Reduce vulnerability to flooding and coastal change and plan for climate change	Protect and enhance habitats and species and local Geodiversity	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Minimise all forms of pollution and consumption of natural resources
Westminster Road, Wareham	n	+	++	+	n	n	n	n
Johns Road, Wareham	n	+	++	+	n	n	n	n

1.23 It is a requirement that the SA should consider reasonable alternatives to the policies and allocations of the Local Plan Pre-submission. Several aspects of the Plan have been through previous SA assessments where other reasonable and non-reasonable options have been explored and discounted, notably the spatial strategy as part of the SA of the New Homes for Purbeck Consultation of January 2018. Aspects that have not been previously assessed, including their reasonable alternatives, are considered in SA OUTCOMES.

1.24 It is important to understand that the SA itself cannot singularly determine a particular direction the Local Plan Pre-submission must take. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by Government policy that has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out and takes into account matters such as the aspirational objectives of the District, balanced against the realism and viability of the Plan being delivered. It is also the case that public consultation will play a role in the eventual adoption of policies and allocation of sites.

- 1.25 A monitoring framework is included that sets out a range of indicators that can be used over time to monitor how the eight SA objectives are being fulfilled.
- 1.26 The Local Plan Pre-submission has also been assessed through an Equality Impact Assessment and Health Impact Assessment, published separately to this report.

## 2. INTRODUCTION

- 2.1 Sustainability Appraisal (SA) is a requirement under Regulation 39 of the Town and Country Planning (Local Development) (England) Regulations 2004, for Local Plans. It incorporates the requirement under European Directive 2001/42/EC for a Strategic Environmental Assessment (SEA).
- 2.2 European Directive 2001/42/EC requires SEA to be carried out on a range of plans and programmes including Local Plans. SEA is the process of systematically assessing strategic policies, plans and programmes, to ensure that significant environmental effects that might arise from them are identified. Once identified, these effects are then communicated to decision-makers, mitigated and monitored. It is also a key requirement of the SEA process that opportunities for public involvement are provided. This document conforms to these requirements.
- 2.3 SA can be broadly defined as:

*“the formal, systematic and comprehensive process of evaluating the environmental, social and economic effects of a policy, plan or programme, or its alternatives, including the preparation of a written report on the findings of that evaluation, and using the findings in publicly accountable decision-making.”<sup>1</sup>*

- 2.4 This SA Report outlines the process and results of SA carried out on and the preparation leading up to the Purbeck Local Plan Pre-submission. When adopted, the Local Plan will have two main roles: firstly to set out policies for use in the development management process, and secondly to allocate land for specific uses to ensure that there is sufficient supply to meet needs.

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<sup>1</sup> Adapted from Therivel, R. et al (1992) “Strategic Environmental Assessment”, London, Earthscan

- 2.5 The Government states that the purpose of SA *“is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives”*<sup>2</sup>. It is an iterative process, which identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.
- 2.6 One of the key functions of SA is to illustrate the benefits and risks of different development options and policy choices to enable a transparent decision making process. This should facilitate effective public consultation on alternative courses of action, and ultimately help to justify why specific options were chosen against others.
- 2.7 The term ‘sustainable development’ has been commonly used since the early 1990s, growing in importance since the Earth Summit in Rio de Janeiro in 1992. There are numerous definitions of sustainable development. The most widely used international definition is: *“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”*<sup>3</sup>
- 2.8 The planning system has an important role to play in promoting and enabling sustainable development, particularly through the plan making process. Legislation states that the function must be exercised with the objective of contributing to the achievement of sustainable development<sup>4</sup>. The NPPF<sup>5</sup> sets out a “presumption in favour of sustainable development”, which runs through both plan-making and decision-taking. This involves three overarching objectives:

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<sup>2</sup> Strategic environmental assessment and sustainability appraisal, National Planning Practice Guidance, MHCLG, 2015

<sup>3</sup> From ‘The Bruntland Report’ – Bruntland, G. (Ed) (1987) ‘Our Common Future: The World Commission on Environment and Development’ Oxford, Oxford University Press

<sup>4</sup> Planning and Compulsory Purchase Act 2004, chapter 39

<sup>5</sup> National Planning Policy Framework, MHCLG, 2018

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.9 The Government requires SA of Local Plans in addition to SEA to ensure that plans are balanced and integrate environmental, social and economic objectives to secure the best overall outcome for the area. Both processes are incorporated into this document and are referred to by the single term “SA”.

2.10 A combined Equality Impact Assessment (EqIA) and Health Impact Assessment (HIA) has been prepared that seeks to identify and make suggestions to diminish possible negative impacts on equalities and health that may result from the Purbeck Local Plan Pre-submission document and its consultation. The EqIA (prepared in accordance with the duty placed on the Council to undertake EqIA by the Race Relations (Amendment) Act 2000) and HIA assesses the Local Plan Pre-submission document and its consultation against equalities issues and against health impact criteria. The document, published separately to this report, summarises any potential conflicts identified in the assessments, and includes recommendations for improvements.

## 3. LOCAL PLAN PREPARATION AND SA IN PURBECK

3.1 The following outlines the stages in preparing the Local Plan and accompanying SA:

**Purbeck District Local Plan Part 1 (PLP1) (2012):** The SA for the Purbeck District Local Plan assessed all the policies in the PLP1. The PLP1 inspector raised concerns that the plan had not fully explored all housing growth potential in the district. The Council agreed to undertake a partial review of the plan by 2017 to look at potential for higher growth.

**SA Scoping Report for the Partial Review of PLP1:** Prepared in 2013.

**Partial Review of the PLP1 – Issues and Options Consultation (2015):** This included options for housing growth in the district, changes to out-of-date policies and new policies. SA covered the consultation document.

**Partial Review of the PLP1 – Options Consultation (2016):** This document took forward the results of the Issues and Options consultation and provided more detailed and refined options and policies. SA covered the consultation document.

**Local Plan Review – New Homes for Purbeck Consultation (2018):** This consultation focused specifically on housing issues, and asked questions about detailed policies and revised site options based on updated and new research. SA covered the January 2018 consultation document.

**Local Plan Pre-submission (2018):** This consultation focuses on a full Local Plan that includes a full suite of planning policies and proposed development allocations. This SA report covers the consultation document along with the previous SA reports referred to above considering the evolution of the Plan and options for development.

**Local Plan - adoption** The Local Plan will be adopted. An SA statement will be prepared on adoption of the plan.

3.2 At the examination of the Purbeck Local Plan Part 1 (PLP1), the Inspector raised concerns that the Council had not fully explored all housing growth potential in the district. Therefore, in PLP1, the Council agreed to undertake a partial review of the plan by 2017 to

look at the potential for higher growth. This subsequently became a full review and was known as the Purbeck Local Plan Review.

- 3.3 As well as fulfilling the Council's commitment to explore the potential for additional development above that of PLP1, the Local Plan Review provided the opportunity to update policies in light of the NPPF, and introduce new ones, if necessary.
- 3.4 The Issues and Options Consultation Document 2015 was the first stage of public consultation on the Partial Review. The document identified a number of key issues to address including:
- the plan period,
  - housing levels,
  - affordable housing,
  - settlement extensions on smaller sites,
  - potential large housing sites,
  - green belt, and
  - managing protected heathland.
- 3.5 Comments made on the Issues and Options Consultation Document in 2015 were taken into account by the Council and this resulted in the publication of the Options Consultation document (June 2016). This moved the Review process forward and identified preferred and alternative options for how Purbeck should be developed in the period up to 2033.
- 3.6 Following comments made on the Options Consultation, further research was carried out and resulted in the publication of the New Homes for Purbeck consultation document (January 2018). The New Homes for Purbeck consultation focused specifically on housing issues, and included questions about where housing should be developed in the period up to 2033. The consultation also asked questions about potential new policies relating to

second homes and small housing sites, and a potential change to an existing policy on affordable housing tenure.

- 3.7 This current opportunity to make representations is in relation to the Local Plan Pre-submission. This is a “full” Local Plan that covers a range of development management policies and development allocations. The Local Plan Pre-submission evolves from and uses the evidence, SA and consultation feedback collated over the course of preparing the Local Plan Review since 2015.
- 3.8 Readers are directed to the consultation documents referred to above for a full account of the work carried out at each stage.

## **Who did we consult with?**

- 3.9 The regulation 22 consultation statement identifies who was consulted, the methods used and at what stage.

## **How has the SA informed the plan making process?**

- 3.10 The assessments steered the plan towards developing an appropriate strategy for delivering housing with supporting infrastructure, employment and retail requirements. Useful mitigation needs were identified to enable this to continue whilst protecting the historic, built and natural environments of Purbeck. An SA is an iterative document and numerous assessments have taken place in previous iterations of the SA. Below is a summary of the headline strategies within the plan and how the SA process has helped to shape them.

### Spatial strategy

- 3.11 The spatial strategy focusses housing to the towns and key service villages and this was assessed in the New Homes for Purbeck consultation SA and the Options consultation 2016 SA.

3.12 The SA process concluded that the previously implemented settlement hierarchy should remain as this would focus development to the most sustainable areas of Purbeck. This was considered against the constraints that restricted development and towns and key service areas became the main focus for housing development. This SA considers the strategic sites as important for retention for the continuation of a buoyant economy within Purbeck

## Housing strategy

3.13 The New Homes for Purbeck SA assessed the housing strategies and found all of them scoring fairly similar against objectives. Consultation on this showed public opinion favoured Option A, spreading sites around the District.

3.14 Further policies regarding small sites and second homes were subject to SA during the New Homes for Purbeck consultation and scored well against the objectives. Mitigation measures such as ensuring monitoring to identify early effects of potential offsetting of second homes issues into non AONB areas have been incorporated into the monitoring section of the final Plan.

## Employment strategy

3.15 The SA forming the Options consultation 2016 assessed extra employment sites for inclusion within the plan. These sites have not been taken forward as there is no additional employment need identified. Removing sites from within the safeguarded status has also been explored and although it could be detrimental to remove the sites from their safeguarded status, the potential for reallocation to housing at these sites is considered to be of greater priority to the Neighbourhood Plan in Wareham as well as the District overall.

## Retail strategy

3.16 The retail strategy of including retail land on larger developments has been assessed in the Options consultation 2016 SA. It was considered beneficial to support the needs of the

forthcoming residents and this has been incorporated into the development strategies within the final Plan.

## Green belt strategy

3.17 Implications for removing land from within the green belt has been considered in the New Homes for Purbeck SA. This is weighed up against environmental impacts, the views of residents and the need to provide housing. The SA concluded that retaining green belt is the best option however when weighing environmental impacts, the views of residents and the need to provide housing in sustainable locations, the removal of green belt land and further protection through policy V2: Green belt is considered to be the most optimum balanced decision.

## 4. SCOPING

4.1 The first step of the SA process is “scoping”. National Planning Practice Guidance (NPPG) describes this as “setting the context and objectives, establishing the baseline and deciding on the scope” and advises on five stages:

<b>Stage 1: Identify other relevant policies, plans and programmes, and sustainability objectives</b>	Identifies environmental, social and economic objectives contained in other plans, programmes and policies that are most relevant to Purbeck. It also includes those that may not seem directly relevant but help to ensure that SEA requirements are covered.
<b>Stage 2: Collect baseline information</b>	Summarises or expands on some of the data from Stage 1 and considers any other relevant data available to ascertain what the current social, economic and environmental conditions are within Purbeck.
<b>Stage 3: Identify sustainability issues and problems</b>	Sets out the key issues and problems that Purbeck faces, based on the findings of stages 1 and 2.
<b>Stage 4: Develop the sustainability appraisal framework</b>	Places the issues into relevant themes. It then turns these themes into objectives and questions that can be used to assess the emerging Plan to ensure it considers Purbeck’s sustainability issues.
<b>Stage 5: Consult on the scope of the SA report</b>	The three statutory consultees Historic England, the Environment Agency and Natural England are consulted and their feedback is used to refine the SA process.

4.2 Purbeck Council have undertaken the required scoping work and readers are directed to previous consultation documents to understand more about the processes involved and findings.

4.3 The outcome of the scoping process is a set of eight SA Objectives that can be used to assess the sustainability effects on Purbeck of the emerging Local Plan. To assist in the SA assessment, each SA Objective has a set of decision-aiding questions:

SA Objective	Decision-aiding question Does the policy/plan/project/site:
1. Meet as much of Purbeck's housing need as possible	<ul style="list-style-type: none"> <li>• meet as much of the district's housing need as possible?</li> <li>• provide a suitable housing mix?</li> <li>• help provide family housing?</li> </ul>
2. Promote services and facilities where need is identified	<ul style="list-style-type: none"> <li>• assist in the provision of a service or facility for which there is an identified need?</li> <li>• assist in the retention of a service or facility?</li> <li>• help address needs of elderly residents?</li> </ul>
3. Harness the economic potential of tourism and widen employment opportunities	<ul style="list-style-type: none"> <li>• harness the economic potential of tourism and widen employment opportunities?</li> <li>• facilitate higher waged job provision?</li> <li>• help to improve Purbeck's economy?</li> </ul>
4. 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"> <li>• help everyone access basic facilities and services?</li> <li>• reduce the need to travel by car?</li> <li>• make public transport, cycling and walking easier and more attractive?</li> <li>• maintain or enhance the quality and extent of public rights of way and recreational open space?</li> </ul>
5. Reduce vulnerability to flooding and coastal change and adapt to climatic changes	<ul style="list-style-type: none"> <li>• reduce vulnerability to flooding?</li> <li>• reduce vulnerability to coastal erosion?</li> <li>• take into account areas at risk from fluvial or coastal flooding?</li> <li>• adapt to climatic changes?</li> </ul>
6. Protect and enhance habitats and species and local geodiversity	<ul style="list-style-type: none"> <li>• protect and enhance habitats and species?</li> <li>• recognise and enhance strategic wildlife corridors, including green infrastructure?</li> </ul>
7. Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	<ul style="list-style-type: none"> <li>• protect and/or enhance the existing landscape and townscape?</li> <li>• value and protect distinctiveness and increase resilience to climate change?</li> <li>• maintain and enhance cultural and historical assets?</li> </ul>

<p>8. Minimise all forms of pollution and consumption of natural resources</p>	<ul style="list-style-type: none"> <li>• promote renewable energy?</li> <li>• promote energy efficiency?</li> <li>• minimise pollution and consumption of natural resources?</li> </ul>
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## 5. APPRAISAL OF LOCAL PLAN OBJECTIVES

5.1 The Local Plan Pre-submission contains 10 Objectives that set out the key components required to meet the overarching vision of the Plan. They are as follows:

1. Conserve the outstanding character and distinctiveness of Purbeck's coastline, countryside, cultural heritage and settlements.
2. Improve resilience to climate change and mitigate against flood risk.
3. Conserve and enhance Purbeck's natural habitat, biodiversity and geodiversity.
4. Ensure high quality, sustainable design fit for all.
5. Support sustainable community growth to provide for the needs of local residents.
6. Provide a mix of housing, including affordable, that meets the needs of local people and is supported by appropriate infrastructure including education and healthcare.
7. Promote a prosperous and diverse local economy.
8. Work with transport providers to improve public transport, including better linkages, as a viable alternative to use of the car.
9. Encouraging healthy communities through access to open space and encouraging walking and cycling.
10. Support the growth of local community infrastructure.

5.2 Whilst these Objectives are expressed in more detail through the Plan's policies, it is beneficial to assess them at this stage to ensure that there are no significant adverse effects envisaged from their implementation.

5.3 Local Plan Objectives tend to be overarching thematic aims and given their high level nature, it is neither effective nor realistic to subject them to a full, detailed SA assessment.

The Local Plan Objectives have therefore been tested against each of the SA Objectives in the matrix below, where “green/+” represents a positive relationship, “grey/~” represents an insignificant or irresolute relationship and “red/-” represents a clear conflict.

		SA Objectives							
		1	2	3	4	5	6	7	8
LP Objectives	1	~	~	~	~	+	+	+	+
	2	-	~	-	+	+	+	+	+
	3	-	~	-	~	+	+	+	+
	4	~	~	~	~	~	~	+	+
	5	~	+	+	+	~	~	~	~
	6	+	~	+	~	-	-	~	-
	7	+	+	+	~	~	~	~	~
	8	~	+	~	+	+	~	~	+
	9	~	+	~	+	+	~	~	+
	10	~	+	~	+	+	~	~	+

5.4 The matrix did identify some potential for conflict between some SA Objectives and Local Plan Objectives. These tend to be those objectives related to housing and economic growth. In order to deliver growth to meet Purbeck’s needs, development would be required upon greenfield land; this could have negative impacts with regards to climate change, biodiversity and green infrastructure. In this respect the matrix above serves as a useful tool in identifying where there are cases where mitigation may be required in the Local Plan policies to minimise adverse effects.

5.5 There are several occasions where the relationship between objectives is irresolute. In those cases there is the potential for negative, positive or neutral impacts, or a combination. Again, this highlights that the Local Plan Pre-submission must contain sufficient policy coverage so that when applied as a whole, negative impacts can be avoided or mitigated, and positive impacts can be enhanced.

## 6. SA OF POLICIES AND ALLOCATIONS METHODOLOGY

6.1 The methodology for undertaking the SA is derived from that used by Purbeck Council for the SA relating to their New Homes for Purbeck Consultation in January 2018. Both proposed policies and allocation have been assessed within a matrix where the policy or allocation is “pitched” against the eight SA Objectives and an outcome noted using the colours and symbols below. The decision-aiding questions set out under 4.3 were used to reach an outcome.

Symbol	Definition
++	Significantly positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significantly negative effect
u	Unknown at this stage

6.2 The matrix also considers the short, medium and long term effects. A commentary is provided on the likely significant effects of implementing the policy or delivering the allocation, along with a discussion of the likely probability and duration of effects. Suggested mitigation or enhancements are also set out.

6.3 This SA has considered a range of potential housing site allocations. Each of the sites were identified through the Purbeck Strategic Housing Land Availability Assessment (SHLAA) (October 2018). Potential sites assessed in the SA with a capacity of under 30 dwellings have not been considered for allocation, falling outside the preferred spatial strategy for the Local Plan and delivered where in accordance with Policy H8 Small sites next to existing settlements. Furthermore, potentially suitable sites identified through the SHLAA that are located within inscribed neighbourhood plan boundaries have not been considered through this SA. This reflects Policy S1: *Spatial strategy for sustainable communities* that directs a housing requirement to the Wareham and Bere Regis neighbourhood plan areas.

6.4 The SEA Directive requires that any difficulties in carrying out the SA are identified. The following limitations in knowledge have been identified in carrying out the SA:

- Evolving evidence base - evidence is constantly updated which can render SA assessments out of date, although this is unlikely to be such an extent that it would materially affect outcomes. At the time of undertaking the SA supporting evidence including the emerging Green Infrastructure Strategy were not available for review.
- Climate change - assessing long-term climate change is difficult and therefore its potential affects upon the District can be uncertain. In particular, the European protected sites can be susceptible to climate change, with adverse impact upon habitats (for example, sea level rise is expected to overtop large parts of Studland heath).
- Heritage Assets – it is unclear at this stage what impact the allocations would have upon heritage assets. Whilst designated heritage assets within the vicinity have been identified, the impact upon their significance is at this stage unclear and would only be fully understood at detailed design stage. Additionally, non-designated heritage assets have not been identified. However, it is assumed that investigation will take place and the significance of any heritage assets will be protected and enhanced through the planning process.
- Flooding issues - further investigation is required on allocations; however flood risk has been identified as part of the SHLAA process and some sites ruled out on this basis.

## 7. SA OUTCOMES

### Summary of most appropriate policies chosen and assessment of reasonable alternatives

7.1 The full assessments for proposed policies are set out at Appendix 1 and the full assessments for all the potential housing site allocations (including those sites that have not been selected by Purbeck District Council for allocation) and safeguarded employment sites (including sites safeguarded in the existing Purbeck Local Plan 2012 that that would no longer be safeguarded) are set out at Appendix 2. A summary of the outcomes is provided below. The summary also discusses the potential reasonable alternatives for each policy and allocation, in accordance with the SEA Directive.

#### **Policy V1: Spatial strategy for sustainable communities**

The policy sets out a development strategy to implement the Local Plan vision that directs development to the least environmentally constrained locations, sustainably located in areas accessible to existing settlements. The policy directs development to existing settlements, including via allocation of a housing requirement to neighbourhood plan areas, and is assessed as having a mainly positive effect. The policy sets the levels of growth and this raises some concerns with regards to the generation of pollution. Development must pursue the relevant investigations and implement the required mitigation with regards to these matters. Without the policy there would be the concern that development would be more ad-hoc with adverse effects; this is not a reasonable approach.

Different options with regards to settlements and spatial strategy were explored as part of the SA of the New Homes for Purbeck Consultation of January 2018.

#### **Policy V2: Green belt**

The policy notes that the green belt boundary has been amended to release land for housing allocations. These allocations have come forward as part of Housing Site "Option A" that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018. The locations to be released from the green belt have been identified through a robust process of green belt review taking into consideration the role of the green belt at a higher level to review parcels of land across the District then the specific role of sites within the larger parcels to establish that exceptional circumstances apply.

Otherwise the policy sets out the strategy for protecting the green belt in accordance with the NPPF, for which there is no reasonable alternative policy approach.

<p>Defining and protecting a green belt is a sustainable approach. The assessment has noted that some areas of green belt release have some flooding potential and this must be managed accordingly.</p>
<p><b>Policy E1: Landscape</b></p> <p>The policy is a positive approach to ensuring the special aspects of Purbeck’s landscape are protected, which can have indirect effects upon the economy and biodiversity. No negative effects were assessed.</p> <p>The protection of landscapes, including the World Heritage Site, is in accordance with the NPPF. There is no reasonable alternative.</p>
<p><b>Policy E2: Historic environment</b></p> <p>The protection and enhancement of the historic environment would not have any negative effects. The conservation of the historic environment is in accordance with the NPPF. There is no reasonable alternative.</p>
<p><b>Policy E3: Renewable energy</b></p> <p>The policy supports the use and supply of renewable and low carbon energy and sets out criteria for assessing the acceptability of proposals. The positive effects of this policy are noted but the assessment has highlighted the potential for renewable energy schemes to have an adverse impact upon biodiversity and townscape and landscape. The Plan must be applied as a whole in the decision-making process to ensure avoidance or mitigation of adverse effects.</p> <p>This approach is in accordance with the NPPF. There is no reasonable alternative.</p>
<p><b>Policy E4: Assessing flood risk</b></p> <p>The policy’s approach to assessing applications in relation to their potential flood risk is in accordance with the NPPF. There is no reasonable alternative. The policy has no assessed negative effects.</p>
<p><b>Policy E5: Sustainable drainage systems</b></p> <p>The creation of SuDS can be harmful to biodiversity. However, they have potential to enhance biodiversity over time and should be designed to facilitate this. There are no other assessed negative effects.</p> <p>The policy’s approach to incorporating SuDS is in accordance with the NPPF. There is no reasonable alternative.</p>
<p><b>Policy E6: Coastal change management areas</b></p> <p>The policy’s approach to development within CCMA’s is in accordance with the NPPF. There is no reasonable alternative. The policy has no assessed negative effects.</p>
<p><b>Policy E7: Conservation of protected sites</b></p> <p>The policy’s approach to the conservation of protected sites is in accordance with the NPPF. There is no reasonable alternative. The policy is assessed as a highly positive approach with some positive indirect impacts upon the economy.</p>
<p><b>Policy E8: Dorset heathlands</b></p>

The specific approach for the protection of the Heathlands as set out in this policy has been formulated using relevant evidence. To take a different approach would not offer the same level of protection and could result in harm to the protected site. This would not be reasonable. The policy has been assessed as a highly positive approach.

The policy aims to protect the Dorset Heathlands, which as a protected site, is in accordance with the NPPF. There is no reasonable alternative.

### **Policy E9: Poole Harbour**

There is no reasonable alternative. The specific approach for the protection of the SPA as set out in this policy has been formulated using relevant evidence. To take a different approach would not offer the same level of protection and could result in harm to the protected site. This would not be reasonable. The policy has been assessed as a highly positive approach.

The policy aims to protect the Poole Harbour SPA, which, as a protected site, is in accordance with the NPPF.

### **Policy E10: Biodiversity and geodiversity**

The policy's approach to the consideration of applications that would affect biodiversity and geodiversity is in accordance with the NPPF. There is no reasonable alternative. The policy would have no negative impacts.

### **Policy E11: Development next to sewage treatment works and pumping stations**

The policy's effects would be generally neutral but with a positive impacts with regards to pollution and flooding. The policy takes a proactive approach to protecting against pollution, which is in accordance with the NPPF. There is no reasonable alternative. The specific approach using consultation zones next to sewage treatment works and pumping stations is as advised by Wessex Water using relevant evidence and the Defra Code of Practice. To take a different approach would not offer the same level of protection against sources of pollution. This would not be reasonable.

### **Policy E12: Design**

The policy's approach to securing high quality design is in accordance with the NPPF. There is no reasonable alternative. Promoting and securing high quality design has been assessed as a highly positive approach.

### **Policy H1: Local housing requirement**

The delivery of homes would have positive social and economic impacts. There is the opportunity for environmental negative impacts, some of which unavoidable and difficult to fully mitigate, for example, the generation of pollution.

The housing requirement is as established in the Local Housing Needs assessment. No circumstances have been established that would justify higher or lower levels of housing growth. Therefore there is no reasonable alternative to this policy.

### **Policy H2: The housing land supply**

An assessment has been made for each of the Local Plan Pre-submission's housing allocations and employment land allocations. In all cases, the allocations have been assessed as having positive social and economic effects. All sites have the potential for negative environmental effects. In particular, the generation of pollution is unavoidable. Several sites would be subject

to some flood risk and this must be sensitively designed around and mitigated. Different options with regards to sites, settlements and spatial strategy were explored as part of the SA of the New Homes for Purbeck Consultation of January 2018 and no further alternative options have become available as part of the SHLAA update.

### **Policy H3: New housing development requirements**

Evidence has been gathered to ascertain the specific constraints and opportunities relating to the allocation sites, and this policy aims to address these to ensure a sustainable approach to development. This has been assessed as a positive approach. To not include this policy or to take a different approach would not respond to the available evidence and could result in less sustainable development, which would not be considered a reasonable approach.

### **Policy H4: Moreton Station / Redbridge Pit**

Evidence has been gathered to ascertain the specific constraints and opportunities relating to this site, and this policy aims to address these to ensure a sustainable approach to development. This has been assessed as a positive approach. Further attention could be given to the potential for flooding. However, generally speaking, to not include this policy or to take a different approach would not respond to the available evidence and could result in less sustainable development, which would not be considered a reasonable approach.

### **Policy H5: Wool**

Evidence has been gathered to ascertain the specific constraints and opportunities relating to these sites, and this policy aims to address these to ensure a sustainable approach to development. This has been assessed as a positive approach. Further attention could be given to the potential for flooding. However, generally speaking, to not include this policy or to take a different approach would not respond to the available evidence and could result in less sustainable development, which would not be considered a reasonable approach.

### **Policy H6: Lytchett Matravers**

Evidence has been gathered to ascertain the specific constraints and opportunities relating to these sites at Lytchett Matravers, and this policy aims to address these to ensure a sustainable approach to development. This has been assessed as a positive approach. Further attention could be given to the potential for flooding. However, generally speaking, to not include this policy or to take a different approach would not respond to the available evidence and could result in less sustainable development, which would not be considered a reasonable approach.

### **Policy H7: Upton**

Evidence has been gathered to ascertain the specific constraints and opportunities relating to this site, and this policy aims to address these to ensure a sustainable approach to development. This has been assessed as a positive approach. Further attention could be given to the potential for flooding; however this has been considered as far as possible and development potential reassessed. Generally speaking, to not include this policy or to take a different approach would not respond to the available evidence and could result in less sustainable development, which would not be considered a reasonable approach.

### **Policy H8: Small sites next to existing settlements**

The policy's approach to determining proposals for small sites next to existing settlements is in accordance with the NPPF, achieves residents' wishes and improves sustainability of the smaller

settlements. The policy would in the main have neutral or positive effects but could have irreversible negative impacts in terms of biodiversity and loss of green infrastructure that would be difficult to fully mitigate for due to the small size of site. The policy must be carefully considered in the development management process to ensure any adverse impacts are minimised.

There are alternative options than to including this policy. All of which have been considered through the New Homes for Purbeck SA when assessing more concentrated development. It is concluded that this option is the most suitable as it provides more sustainability to smaller settlements and reduces the impact on larger allocated sites than would be the case if more homes were allocated to them.

#### **Policy H9: Housing mix**

The NPPF requires plans to reflect the different kinds of homes needed in an area. This policy does that based on the relevant evidence. There is no reasonable alternative. The effect of the policy is generally neutral but it does set out a positive approach to housing delivery.

#### **Policy H10: Part M of the Building Regulations**

Introducing the requirement for some homes to meet the Building Regulation optional requirement M4(2): 'Category 2 - accessible and adaptable dwellings' is a proactive approach to addressing the area's ageing population and increasing numbers of residents and households suffering from long-term health problems and mobility issues. To not take this approach would lessen the ability to deliver homes to meet local needs. This would not be in accordance with the NPPF and would not be reasonable. The effect of the policy is generally neutral but it does set out a positive approach to housing delivery.

#### **Policy H11: Affordable housing**

The NPPF requires plans to address local affordable home needs. This policy does that based on the relevant evidence. There is no reasonable alternative. The effect of the policy is generally neutral but it does set out a positive approach to housing delivery.

#### **Policy H12: Rural exception sites**

The policy has been assessed as having positive social and economic impacts but it is noted rural exception sites could result in some negative impacts on townscape/landscape and on biodiversity, geodiversity and green infrastructure. This must be carefully considered in the development management process to ensure the adverse impacts are minimised. The policy's general approach to considering rural exception sites is in accordance with the NPPF. There is no reasonable alternative.

#### **Policy H13: Rural workers homes in the countryside**

The policy's approach to considering rural workers' homes is in accordance with the NPPF. There is no reasonable alternative. Generally speaking, the policy would have mostly a neutral effect but would positively support the economy and could be harmful with regards to biodiversity, geodiversity and green infrastructure; this would, however, be at a small scale.

#### **Policy H14: Second homes**

The policy would have a positive effect relating to housing needs and the economy. The policy and other reasonable and unreasonable alternatives were explored as part of the SA of the New Homes for Purbeck Consultation of January 2018. Applying a restrictive policy in the AONB, rural exception sites and small sites was the preferred option assessed against the SA objectives.

<p><b>Policy H15: Gypsy, traveller and travelling showpeople</b></p> <p>The policy’s criteria-based approach to considering sites for gypsies, travellers and travelling showpeople is in accordance with the NPPF. There is no reasonable alternative. The policy has some assessed negative effects regarding impact upon biodiversity and capacity of services and facilities. Any such effects should be mitigated in applying other policies in the plan when assessing applications for sites for Gypsy, traveller and travelling showpeople.</p>
<p><b>Policy EE1: Employment land supply</b></p> <p>An assessment has been made for each of the Local Plan Pre-submission’s employment land allocations. In all cases, the allocations have been assessed as having positive social and economic effects. As with all development, there could be some increase in pollution. Identifying sufficient sites for employment use requirement over the plan period is in accordance with the NPPF. Retention of safeguarded sites that would provide more than the identified need is considered suitable as the sites are well used and so as to allow for sufficient flexibility and churn. Removal of safeguarded sites at Westminster Road and John’s Road is considered reasonable when balanced against the need for homes in Purbeck and considering the amount of alternative available safeguarded employment space across the district.</p>
<p><b>Policy EE2: Planning for employment</b></p> <p>The policy’s approach to considering proposals for new employment uses and for redevelopment or change of use of employment land is in accordance with the NPPF. There is no reasonable alternative. The assessment notes that the encouragement of rural employment could be to the detriment of green infrastructure and biodiversity; any adverse impacts must be mitigated or avoided by implementing other policies in the Plan.</p>
<p><b>Policy EE3: Vibrant town and local centres</b></p> <p>The aim of directing town centre uses to existing centres is assessed as a positive approach. Out-of-centre development is only supported in limited circumstances but it could have the potential to be harmful to townscape/landscape if not sensitively designed. The policy’s approach to considering proposals for new retail uses and for loss of retail provision is in accordance with the NPPF. The plan could look at removing town / local centre status from some of the retail sites but this would be considered detrimental. The plan could also look at allocating more land for retail but this is considered unnecessary and will be reconsidered upon review of the plan in 5 years’ time. This is due to the fluctuating retail climate that the UK is currently, and has in recent years, experienced.</p>
<p><b>Policy EE4: Supporting vibrant and attractive tourism</b></p> <p>Tourism contributes to Purbeck’s economy and vitality. Supporting and protecting tourism uses is therefore in line with the requirements of the NPPF. There is no reasonable alternative to this approach. The policy ensures that tourism uses would not result in adverse effects but additional traffic and noise are unlikely to be avoidable.</p>
<p><b>Policy I1: Developer contributions to deliver Purbeck’s infrastructure</b></p> <p>The policy sets out the developer contribution requirements, as advised by the NPPF. There is no reasonable alternative. The policy approach is considered neutral to positive.</p>
<p><b>Policy I2: Improving accessibility and transport</b></p> <p>The policy’s approach to improving transport networks and considering proposals and their accessibility requirements is in accordance with the NPPF. There is no reasonable alternative.</p>

<p>The policy addresses the improvement of existing road and rail networks, and the introduction of improved sustainable modes of travel, setting out an overall positive strategy.</p>
<p><b>Policy I3: Green infrastructure, trees and hedgerows</b></p>
<p>The policy aims to protect and enhance green infrastructure. This is in accordance with the NPPF. There is no reasonable alternative. The policy would have no negative effects.</p>
<p><b>Policy I4: Recreation, sport and open space</b></p>
<p>The policy's approach to ensuring sufficient recreation, sport facilities and open space is delivered and protected alongside development is in accordance with the NPPF. There is no reasonable alternative. The assessment outcomes were generally neutral to positive although the assessment did highlight that the delivery of many smaller housing sites could cumulatively result in an under provision of recreation, sport and open space facilities.</p>
<p><b>Policy I5: Morden Park strategic suitable alternative natural green space and holiday park</b></p>
<p>Evidence gathered by the Council indicates that a strategic SANG is required in the north of Purbeck to mitigate for infill and windfall homes unable by virtue of their size to provide bespoke heathland mitigation measures. The site has been identified as capable of accommodating a SANG and would be deliverable. To not deliver a SANG in this area of the District would either result in harm to the integrity of the heathlands or small sites being refused planning permission, harming the District's ability to deliver the homes it needs. This is not seen as a reasonable option. The policy has no assessed negative effects.</p>
<p><b>Policy I6: Wareham integrated health and social care</b></p>
<p>Evidence gathered by the Council indicates that new healthcare facilities are required in the District to meet future needs. The Middle School is an available site that could accommodate the facilities. To not identify the need for a new facility and available site would lower the ability for such a facility to be delivered. This is not considered a reasonable option. The policy would have mainly positive or neutral effects with some unknown effects relating to biodiversity and green infrastructure, and some short term negative impacts relating to construction pollution.</p>
<p><b>Policy I7: Community facilities and services</b></p>
<p>The policy aims to deliver and protect community facilities and services. This is in accordance with the NPPF. There is no reasonable alternative. There would be some potential negative impacts upon the landscape if community facilities were developed in rural areas; by pursuing high quality design, this negative impact should be avoided.</p>
<p><b>Policy IM1: Tools for delivery - the Purbeck Local Plan implementation strategy</b></p>
<p>Monitoring is an essential part of the SA process and assists in ensuring the Plan responds to changing circumstances and the effective implementation of policies over the short, medium and long term. The implementation and monitoring approach in this policy is seen as a highly positive approach. The alternative of not applying the policy could see the Plan being unresponsive and ineffective; this is not a reasonable alternative.</p>
<p><b>Site name: Land to the east of Wareham Road, Lytchett Matravers</b></p>
<p>The development of homes at Lytchett Matravers would be positive in terms of environmental and economic sustainability. Consideration must be given to the capacity of local services and facilities. New development and associated population is likely to generate pollution. As a green belt release site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating</p>

measures to protect and enhance biodiversity, and consider sustainable design and construction.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. The site is also located within a potentially lower risk area for groundwater flooding.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018.

**Site name: Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers**

The development of homes at Lytchett Matravers would be positive in terms of environmental and economic sustainability, although consideration must be given to the capacity of local services and facilities. New development and associated population is likely to generate pollution. As a green belt release site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. The site is also located within a potentially lower risk area for groundwater flooding.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018.

**Site name: Land to the east of Flower's Drove, Lytchett Matravers**

The development of homes at Lytchett Matravers would be positive in terms of environmental and economic sustainability, although consideration must be given to the capacity of local services and facilities. New development and associated population is likely to generate pollution. As a green belt release site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. The site is also located within a potentially lower risk area for groundwater flooding.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018.

**Site name: Moreton Station/Redbridge Pit, Moreton**

This site would benefit from its proximity to services and facilities in Crossways and to the rail station at Moreton. As a larger site, it has the potential to deliver a range of homes to meet different needs. New development and associated population is likely to generate pollution. As a greenfield site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. Groundwater flooding susceptibility data not available for this location.

Development is both allocated and proposed at Crossways in the adjacent Authority of West Dorset District Council, in close proximity to Moreton Station / Redbridge Pit. There are opportunities that are being explored through masterplanning to ensure connections and infrastructure can make best use of the cumulative development. Infrastructure would need to be provided for the development to be successful and not result in negative effects.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018.

#### **Site name: Land at Policeman's Lane, Upton**

The development of homes at Upton would be positive in terms of environmental and economic sustainability, although consideration must be given to the capacity of local services and facilities. New development and associated population is likely to generate pollution.

This site is a greenfield location, released from the green belt. Therefore, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. However, the site does not impact upon any specific designated sites.

The site is located entirely within flood zone 1, but its boundary is immediately adjacent to land at flood risk in both flood zone 2 and 3. Surface water flooding is also apparent to the boundary of the site along Watery Lane. The southern half of the site is also identified as at potentially higher risk of groundwater flooding. Therefore, whilst a sequentially preferable location for housing development, the site presents some flood risk issues that should be capable of mitigation.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018.

#### **Site name: Land to the west of Chalk Pit Lane and Oakdene Road, Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. The allocation would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. The site is bordered to the south by a Romano-British settlement site that is designated as a scheduled ancient monument. It is likely that a sensitive design approach can avoid harm to the significance of the heritage asset. The advice of Historic England must be followed.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. The site is also located within a potentially lower risk area for groundwater flooding.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018 and the Partial Review of the Purbeck Local Plan Part 1, Options Consultation Document 2016.

**Site name: Land to the north east of Burton Cross Roundabout, Portland House, Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. The allocation would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. There are some grade II listed buildings close to the site and so it must be ascertained what contribution the site makes to their setting and significance. That contribution must be addressed in the design of the development.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. Groundwater flooding susceptibility data not available for this location.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018 and the Partial Review of the Purbeck Local Plan Part 1, Options Consultation Document 2016.

**Site name: Land to the north west of Burton Cross Roundabout, Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. The allocation would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. There are some grade II listed buildings close to the site

and so it must be ascertained what contribution the site makes to their setting and significance. That contribution must be addressed in the design of the development.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. Groundwater flooding susceptibility data not available for this location.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018 and the Partial Review of the Purbeck Local Plan Part 1, Options Consultation Document 2016..

**Site name: Land to the north of the railway line off Sandhills Crescent, Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. The allocation would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. There are some grade II listed buildings close to the site and so it must be ascertained what contribution the site makes to their setting and significance. That contribution must be addressed in the design of the development.

The site is located entirely within flood zone 1, but its boundary is immediately adjacent to land at flood risk in both flood zone 2 and 3. Surface water flooding is also apparent to the boundary of the site along Watery Lane. Therefore, whilst a sequentially preferable location for housing development, the site presents some flood risk issues that should be capable of mitigation. Groundwater flooding susceptibility data not available for this location.

This allocation has come forward as part of Housing Site “Option A” that was assessed alongside other reasonable and unreasonable alternatives in the SA of the New Homes for Purbeck Consultation of January 2018 and the Partial Review of the Purbeck Local Plan Part 1, Options Consultation Document 2016..

**Site name: ES1 Holton Heath Trading Park**

Holton Heath Trading Park is an established employment area of strategic importance. Continuing to allocate this site for employment uses, including its 5.7ha of available land, would have positive economic effects. The development of the remaining 5.7ha could have some environmental impacts, in particular regarding biodiversity and pollution, which should be mitigated through the application of planning policies.

The site is located entirely within flood zone 1 and therefore a sequentially preferable location for housing development. Groundwater flooding susceptibility data not available for this location.

As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.

**Site name: ES2 Dorset Innovation Park**

Dorset Innovation Park is an established employment area of strategic importance. Continuing to allocate this site for employment uses, including its 40ha of available land, would have positive economic effects. The development of the remaining 40ha could have some environmental impacts, in particular regarding accessibility, biodiversity and pollution, which should be mitigated through the application of planning policies.

The eastern half of the site is dissected by a stream and is at risk of flooding in flood zone 2 and flood zone 3. Dorset Police Headquarters has been developed over this area of flood risk and illustrates a design and layout that has responded to the area of flood risk. There is a substantial area of available land for development at Dorset Innovation Park that would enable development to proceed with appropriate design to avoid development within areas of flood risk, and incorporate appropriate mitigation where required.

As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.

**Site name: ES3 Townsend Business Park**

Townsend Business Park is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.

**Site name: ES4 Old Milk Depot**

Old Milk Depot is an established employment area. Continuing to allocate this site for employment uses, including its 0.3ha of available land, would have positive economic effects. The development of the remaining 0.3ha could have some environmental impacts that should be mitigated through the application of planning policies.

The site is immediately adjacent to a watercourse and land in flood zone 2 and flood zone 3. Overall the site remains a sequentially preferable location for employment development that can be appropriately design to avoid flood risk issues, and, where development may involve the re-development of existing brownfield land, offers opportunities to improve run-off rates from the site.

As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.

**Site name: ES5 Freeland Business Park**

Freeland Business Park is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not

available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES6 Factory Road Trading Estate</b>
Factory Road Trading Estate is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES7 Axiom Centre</b>
Axiom Centre is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES8 Romany Works Estate</b>
Romany Works Estate is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES9 Prospect Business Park</b>
Prospect Business Park is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES10 Victoria Avenue Estate</b>
Victoria Avenue Estate is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES11 Sandford Lane Estate</b>
Sandford Lane Estate is an established employment area. Continuing to allocate this site for employment uses, including its 1ha of available land, would have positive economic effects. The development of the remaining 1ha could have some environmental impacts that should be mitigated through the application of planning policies.
Whilst immediately adjacent to land at risk of flooding in flood zone 3 the site is located entirely within flood zone 1 and therefore would be a sequentially preferable location for employment development.
As alternative suitable sites are not available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.
<b>Site name: ES12 Admiralty Park</b>
Admiralty Park is an established employment area. Continuing to allocate this site for employment uses would have positive economic effects. As alternative suitable sites are not

<p>available, to not allocate this site would mean insufficient employment land would be provided to support the District's economy. This would not be a reasonable approach.</p>
<p><b>Reasonable alternative sites not proposed for allocation / safeguarding</b></p>
<p><b>Site name: Land at Bere Farm, near Lytchett Minster and Lytchett Matravers</b></p>
<p>This site is to the south of Lytchett Matravers, which has a range of services and facilities. The distance between the site and Lytchett Matravers means that it would be unlikely that residents of the site would use the services and facilities. Lytchett Minster benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. New development and associated population is likely to generate pollution.</p> <p>This site is a greenfield location. Therefore, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. However, the site does not impact upon any specific designated sites.</p> <p>The southern site boundary is immediately adjacent to the grade II listed Newton farmhouse. Development at this site must be informed by a full understanding of the Farmhouse's significance and its design respond accordingly to avoid harm. The site is within the green belt and thus its removal and development would see a substantial loss of openness in this location.</p>
<p><b>Site name: Land to west of Lytchett Minster</b></p>
<p>This site is to the west of Lytchett Minster, which although has a range of services and facilities, would be insufficient to meet the day to day needs of new residents. Lytchett Minster benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. New development and associated population is likely to generate pollution.</p> <p>This site is a greenfield location. Therefore, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. However, the site does not impact upon any specific designated sites.</p> <p>The southern site boundary is immediately adjacent to the grade II listed North Holton Farmhouse and Lytchett Minster United Reformed Church. Development at this site must be informed by a full understanding of these heritage assets' significance and the design must respond accordingly to avoid harm. The site is within the green belt and thus its removal and development would see a substantial loss of openness in this location.</p>
<p><b>Site name: Frenches Farm, Policemans Lane, Upton</b></p>

# CAPITA

The development of homes at Upton would be positive in terms of environmental and economic sustainability, although consideration must be given to the capacity of local services and facilities. Upton benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. New development and associated population is likely to generate pollution.

This site is a greenfield location. Therefore, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. However, the site does not impact upon any specific designated sites.

The site is within the Green Belt and thus development here would see the loss of some openness in this location.

Some small areas of the northern part of the site are at a low risk of surface water flooding.

**Site name: Land to east of Lower Hillside Road, Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. Development at this site would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it would have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt; however, it is visible from AONB and any development should acknowledge the importance of this location.

No flood risk issues were identified at this site.

**Site name: Land to south of Wool**

Wool benefits from a range of services and facilities and good bus and rail connections. Development at this site would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it would have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. The site is fairly close to the designated scheduled ancient monument to the south east. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them.

A very small area within the eastern part of the site is identified as being at a low risk of surface water flooding.

<b>Site name: Land off the A352, Wool</b>
<p>Wool benefits from a range of services and facilities and good bus and rail connections. Development at this site would have positive economic and social effects. New development and associated population is likely to generate pollution. As a greenfield site, it would have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. The site is fairly close to the designated scheduled ancient monument to the south east. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site provides an attractive undeveloped, open gateway to Wool, and this would be irreversibly changed through development.</p> <p>Only the northern boundary of the site has a small area that is identified as being at a low to high risk of surface water flooding.</p>
<b>Site name: Land to north of Moreton Station, Moreton</b>
<p>This site is close to Crossways, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. The site itself does not currently benefit from bus services but Crossways does. Moreton Station provides a rail link to Dorchester and Poole. New development and associated population is likely to generate pollution.</p> <p>This site is a greenfield location. Therefore, it does have the potential to harm biodiversity and its development would involve the loss of green infrastructure. The site would need to be developed incorporating measures to protect and enhance biodiversity, and consider sustainable design and construction. However, the site does not impact upon any specific designated sites.</p> <p>Development at this site would be unlikely to represent harm to designated heritage assets or their settings. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the Green Belt.</p> <p>Parts of the site, particularly at the northern boundary, are at some risk of surface water flooding (in the main, a low risk). Mitigation would be required to avoid adverse impacts.</p>
<b>Site name: Westminster Road, Wareham</b>
<p>Westminster Road in Wareham is an established employment area. The site lies within the town of Wareham itself and is currently fully built out and occupied by a range of existing businesses. The site benefits from a good level of accessibility to sustainable transport opportunities, services and facilities. Continued safeguarding of the site for employment opportunities would</p>

represent a reasonable alternative. The site is sustainably located and therefore capable of potentially supporting a range of potential uses.

**Site name: Johns Road, Wareham**

Johns Road in Wareham is a small established employment area. The site lies within the town of Wareham itself and is currently fully built out and occupied by existing businesses. The site benefits from a good level of accessibility to sustainable transport opportunities, services and facilities. Continued safeguarding of the site for employment opportunities would represent a reasonable alternative. The site is sustainably located and therefore capable of potentially supporting a range of potential uses.

## Overview of SA Outcomes

### General

- 7.2 This section discusses the assessed impacts of the Local Plan Pre-submission’s policies and allocations.
- 7.3 Policies and allocations tend to “score” well when assessed against the SA objectives. The unmitigated conclusions can be neutral or even negative at times but suggested mitigation measures tend to improve this outcome. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued; these are mandatory elements of development as set out in national planning policy guidance and in the Local Plan Pre-submission.
- 7.4 As most policies have been prepared in accordance with the NPPF and relevant evidence, there is generally no reasonable alternative policy approach.

- 7.5 For allocations, it is usually the case that the proposed development can be considered sustainable given the appropriate mitigation and/or compensation is pursued. There are, of course, examples where adequate mitigation/compensation becomes more difficult to achieve, often due to a site's particular environmental sensitivity.
- 7.6 Overall, the assessments undertaken indicate that the approach of the Local Plan represents an appropriate strategy having been considered against the alternatives where they exist for overall growth and development.
- 7.7 The outcomes of the SA assessments are very important in providing, in a transparent manner, an understanding of the potential sustainability of proposals, policies and allocations, and the degree to which the effects of the Local Plan Pre-submission can effectively be mitigated. However, it is important to understand that the SA itself cannot singularly determine a particular direction the Local Plan Pre-submission should take. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by national planning policy that has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out and takes into account matters such as the aspirational objectives of the District, balanced against the realism and viability of the Plan being delivered. It is also the case that public consultation will play a role in the eventual adoption of policies and allocations of sites.
- 7.8 The SEA Directive requires the consideration of the temporal nature of proposals. These are looked at as part of the SA assessments at Appendices 1 and 2. There is also the requirement for the consideration of the secondary, cumulative and synergistic effects of plans and their geographical effect. These are discussed below as part of an outline of the main outcomes of the SA assessments.

## **How does the plan assist in the objective to meet as much of Purbeck's housing need as possible?**

- 7.9 The Local Plan Pre-submission sets out the District's housing requirement of at least 2,688 over the plan period of 2018 to 2034. Addressing the supply of land for development allows for the provision of a sufficient amount of housing, which would facilitate a suitable mix of housing and aid affordability.
- 7.10 A spatial strategy is provided that directs homes to existing settlements and therefore areas that are most accessible to most groups. The Plan recognises that homes can be needed in edge of settlement and rural areas and provides policies to permit these only at a small scale and under certain circumstances. The Plan allocates several housing sites and provides a site-specific policy for each that provide clear frameworks that would give confidence and clarity to developers thus supporting the delivery of the sites.
- 7.11 The Plan contains a number of policies that require a mix of housing, including affordable housing and housing that meets accessibility standards.
- 7.12 The positive economic strategy set out in the Plan also seeks to support the overall prosperity of the District, seeking to improve overall skills and income of residents supporting their ability to access affordable accommodation.
- 7.13 There are some policies within the Plan that restrict housing development or could act as a constraint that could prevent housing development (for example, Policy E6: *Coastal change management areas* and those policies relating to European sites). These policies are not considered to represent a significant issue to housing delivery due to the availability of more suitable locations across the District.

7.14 It is considered that cumulatively, the Plan's policies work well together to meet the District's housing need in a sustainable way, which would also have a positive effect at a regional level addressing the wider housing market area. Policies on securing required infrastructure, including affordable housing, and on plan implementation and monitoring will assist in ensuring that in its implementation the Plan is fulfilling its vision.

## **How does the plan assist in the objective to promote services and facilities where need is identified?**

7.15 The overall spatial strategy of the Local Plan Pre-submission aims to concentrate development within existing sustainable areas to assist in the retention of existing or the provision of new and improved services and facilities. Without the strategy, there could be the possibility of unmanaged development sprawl that would not allow for easy access to or provide viability for services and facilities.

7.16 The Plan contains a number of policies that would both directly and indirectly support this objective. Those that would have a direct positive effect are those policies that protect or enhance services and facilities including those relating to the green belt, on-site infrastructure, suitable alternative natural greenspace (SANG), retail provision, and new medical facilities at Wareham. The prosperity created by new homes and jobs in the area would indirectly support this objective through increased spending and support for services and facilities. The delivery of sufficient homes and jobs for the local population would have a positive effect upon the wellbeing of the local population and this could lower demand upon healthcare services. Policy H10: *Part M of the Building Regulations*, that requires some accessible and adaptable homes, could have longer term positive impacts as it would allow for residents to remain in their homes longer with a lower level of additional care and support, thus putting less overall demand upon healthcare services and facilities. The positive effects would be mainly at a local level.

- 7.17 Housing growth in an area can put additional pressure on existing services and facilities, but can also through developer contributions deliver further services and facilities to ensure demand is met. The site-specific policies within the Plan set out specific requirements for the Plan's allocations. Smaller sites that may come forward over the Plan period may be less able to secure contributions to meet needs. Comprehensive monitoring and application of Policy I1: *Developer contributions to deliver Purbeck's infrastructure* is required to ensure that service and facility needs would be met.
- 7.18 It has been noted that there are potential in-combination effects as a result of proposed development at Moreton Station / Redbridge Pit in conjunction with development proposed in Crossways within West Dorset District Council. Opportunities are being explored through masterplanning to ensure connections and infrastructure can make best use of the cumulative development. Both Councils are also involved in a joint working group that meets to consider the overarching impacts of planned development upon services and facilities in this area.

## **How does the plan assist in the objective to harness the economic potential of tourism and widen employment opportunities in Purbeck?**

- 7.19 The overall growth strategy for Purbeck set out in the Local Plan Pre-submission consists of concentrating development in existing built-up locations to provide enough population growth to potentially encourage employers to relocate or remain in those areas and benefit from the increased economy. Policies regarding housing allocations require improved transport links and connections with local employers, making accessibility to jobs easier and more attractive to prospective workers and potential new employers who may be encouraged to locate in the area.
- 7.20 The Plan allocates sufficient employment land to allow for economic growth in the area. Employment land allocations are within established employment site locations. The

allocations include two strategic sites at Holton Heath Trading Park and Dorset Innovation Park that together offer a further 45.7ha of available land for economic development. These sites specialise in advanced engineering and manufacturing, marine, defence, energy and cyber security; growth in these sectors is seen as an important approach in diversifying and strengthening the economy and widening the employment opportunities within the area. The benefits would be at a regional level as the strategic sites do attract workers from outside of the District.

- 7.21 The economic benefits of viable town and other centres are recognised in the Plan, with new town centre uses being directed towards existing centres, thus benefitting from established infrastructure and local customers.
- 7.22 The Local Plan Pre-submission supports tourism, which contributes greatly to the District's economy. It is envisaged that over time, the tourism sector would become stronger and this in turn would attract further investment and growth in this sector. An increase in population could indirectly improve interest in the District's tourism offer when the new residents invite friends and family to visit and also due to the improved services and facilities, creating a more vibrant place to visit. Policies within the Plan relating to protection and enhancement of landscape, the natural environment and the historic environment would work as part of the overall Plan strategy to ensure the area would remain attractive to visitors. This positive effect would likely have a regional or even national scope as visitors attracted to this area could take the opportunity to visit this part of the country or, if visiting from further afield, the whole country.
- 7.23 The accessibility to and within the District is essential in allowing customers to reach town and other centres, tourists to visit the places they want and workers to reach their jobs. Without a range of accessibility options, shopping, visiting and working within an area would be less attractive and would encourage people to go elsewhere for such wants and needs. The Plan's Policy I2: *Improving accessibility and transport* sets out a strategic aim of

improving road and rail connections, public transport services, and protection, improvement and promotion of public rights of way, walking and cycling networks. This is coupled with development management requirements that will be considered as part of planning application determination.

7.24 Overall, the policies and allocations of the Local Plan Pre-submission are highly compatible with this objective and are likely to give rise to a cumulatively positive impact. In the long term, the Plan will create and sustain high quality employment opportunities and a strong tourism sector.

## **How does the plan 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?**

7.25 The Local Plan Pre-submission's spatial strategy is a highly positive approach with regards to this SA Objective. The development of new homes, services, facilities and employment opportunities within existing settlements will help to reduce the need to travel by car and promote the use of more sustainable modes of transport such as public transport, walking and cycling.

7.26 The development of the available land at Dorset Innovation Park may result in increased travel by private car as the site is not particularly close to public transport services. However, the residential allocations at nearby Wool may attract Dorset Innovation Park workers and this would reduce the length of journey.

7.27 The Plan's Policy I2: *Improving accessibility and transport* sets out a strategic aim of improving road and rail connections, public transport services, and protection, improvement and promotion of public rights of way, walking and cycling networks. This is coupled with

development management requirements that will be considered as part of planning application determination. Policies relating to allocations set out specific accessibility requirements for sites to address the particular opportunities or constraints at those locations. Together, along with the Plan's requirements for securing developer contributions for infrastructure, the policies should deliver a good level of accessibility.

7.28 Given the scale of road and rail networks and the movement of people for shopping, working and visiting, the positive effects would have a regional scope.

## **How does the plan assist in the objective to reduce vulnerability to flooding and coastal change and adapt to climatic changes?**

7.29 Purbeck does have several areas that suffer from flood risk. The Council has worked with Environment Agency and Local Lead Flood Authority and have prepared a Strategic Flood Risk Assessment to identify development allocation sites that generally have lower risk. Risk cannot be completely eliminated however, and development growth, as proposed in the Plan, is likely to increase water run-off.

7.30 The Plan therefore includes Policy E4: *Assessing flood risk* to ensure that flood risk issues are fully addressed in the development management process. This would include the requirement to prepare a site-specific Flood Risk Assessment in areas that could represent risk. Planning applications must include details of suitable foul and surface water drainage schemes. This allows for development to incorporate avoidance and mitigation measures to avoid negative effects that would have a local scope.

7.31 A coastal change policy has been included within the Local Plan Pre-submission to restrict development within designated Coastal Change Management Areas. This is in accordance with relevant guidance for flood risk and coastal change, and will ensure development

would not be vulnerable to coastal change and that harm that could be caused to the coast by development is avoided. This is approach would have regional benefits.

7.32 The Plan's spatial strategy indirectly, positively impacts upon climate change due to the proposed location of allocations, reducing the need for travel, and the approach to delivering sustainable modes of transport as outlined in Policy I2: *Improving accessibility and transport*. The Plan directly targets climate change through Policy E12: *Design* that expects development proposals to demonstrate a positive approach to delivery of sustainable development and minimising energy consumption, and Policy E3: *Renewable energy* that encourages the use and supply of renewable and low carbon energy sources.

7.33 Cumulatively, the Plan's proposals relating to housing growth, employment and tourism are likely to increase pollution including CO2 emissions. CO2 emissions targets are measured at a national level. It is expected that through implementation of the Plan's policies that directly and indirectly manage climate change, this negative impact would be reduced so that it would not be significant.

## **How does the plan assist in the objective to protect and enhance habitats and species?**

7.34 The Plan sets out a positive approach to the protection and enhancement of habitats, species and geodiversity through a number of policies to be applied at the development management stage.

7.35 The Plan's spatial strategy directs development to established settlements. Without the strategy, there could be the possibility of unmanaged development sprawl that would negatively impact upon habitats and species. However, in a District high in biodiversity and geodiversity interest, any growth could create adverse effects. The sites that have been

allocated for residential development are at edge of settlements and not designated for their biodiversity and geodiversity interest, are greenfield and green belt sites. Greenfield and green belt sites invariably will have the potential for some biodiversity interest and this would need to be explored and addressed accordingly. All allocations have the ability to design-in measures to protect, mitigate or enhance biodiversity and the Plan's policies are in place to secure this.

7.36 Although allocations are not within protected areas, there would be an indirect effect of the associated additional population visiting and putting pressure upon the special features and integrity of European sites. To overcome this potential adverse issue, each housing allocation has the requirement to deliver a SANG.

7.37 Similarly, the Plan's employment land allocations are not themselves sites of high biodiversity and geodiversity interest; however, many lie adjacent to areas that are. In applying relevant policies of the Plan, avoidance, mitigation or compensation must be sought alongside any development that could cause adverse impacts.

7.38 The policies of the Plan work together to avoid negative effects upon species, habitats and geodiversity. Given the importance of the District's sites of biodiversity and geodiversity interest, the effects of the Plan with regards to this SA objective would be at local, national and international level.

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

7.39 The spatial strategy that directs most development to established settlements is considered a positive approach with regards to this SA objective, especially with regards to protecting

landscape. Without this strategy, development could become an unmanaged sprawl that could likely have a detrimental effect.

7.40 Housing allocations are planned for the edge of settlements. Whilst upon greenfield and green belt land, the edge of settlement location would mean that the impact upon openness and landscape would not be significant and certainly less so than out-of-settlement locations. Employment land allocations are within established employment areas and so additional employment development within those areas would be appropriate to its established character.

7.41 Nevertheless, any development has the potential to impact upon the built and natural environment, positively, negatively or neutrally. This would be determined at the detailed design stage and managed through the development management process. The Local Plan Pre-submission includes positive policies on landscape, the historic environment and design, which aim to avoid negative effects and promote positive effects. The housing allocations also have site-specific policies that include the requirement for high quality design, hard and soft landscaping schemes, protection of trees that make a positive contribution to the landscape and consideration for nearby heritage assets.

7.42 Therefore the Plan's approach to its spatial strategy, allocations and development management policies works cumulatively to have a positive effect on this SA objective. In considering the importance of the District's heritage assets and landscapes, the effects would be at a local, national and international level.

## **How does the plan assist in the objective to minimise all forms of pollution and consumption of natural resources?**

7.43 Given that the Plan provides for an increase in local population and growth in employment, there is the potential for a wider overall impact in terms of the generation of pollution and

greenhouse gas emissions resulting from increased traffic movements. Development is also likely to have a cumulative adverse impact on energy consumption, as well as generation of waste, noise pollution, water consumption/pollution and light pollution. Increased housing and employment land would unavoidably impact upon soil resources, especially given the amount of greenfield land proposed to be used. The negative effect of pollution and natural resources is one mainly caused by cumulative impact, with a particularly negative impact during the construction phase. The effects will have a wide geographical scope; from local to national given CO2 emission targets are set nationally.

7.44 The Local Plan Pre-submission's spatial strategy, allocations and policies together work well in aiming to minimise negative effects. Development will be concentrated in the most sustainable locations, as close to existing facilities and services as possible, minimising the need to travel. A proactive strategy for improving transport and access throughout the District, including the provision of cycle and walking routes, is included in the Plan. Concentrating new development on the edges of settlements will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible. Policy E12: *Design* expects development proposals to demonstrate a positive approach to delivery of sustainable development and minimising energy consumption, and Policy E3: *Renewable energy* encourages the use and supply of renewable and low carbon energy sources. Policies on avoiding flood risk, implementation of SuDS and requirement of foul and surface water drainage schemes work together to avoid water pollution. Additionally, the Plan has clear policies on securing developer contributions, relevant infrastructure and support for electric vehicles as a more sustainable means of travel.

7.45 Overall, it is considered the proposals within the Local Plan Pre-submission could have a cumulative negative impact on this objective. Whilst the Plan contains many ways in which to lessen, avoid or mitigate negative effects, some aspects such as loss of greenfield land and generation of pollution are inevitabilities of growth. Policies must be well designed,

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implemented, monitored and mitigated in order to keep negative impacts as low as possible.

## 8. IDENTIFYING INDICATORS TO MONITOR THE LOCAL PLAN

### Introduction

- 8.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored in order to identify unforeseen adverse effects and to be able to undertake remedial action.
- 8.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 8.3 Monitoring should assess whether:
- the assessment's predictions of sustainability effects are accurate;
  - the Local Plan is contributing to the achievement of the desired SA objectives and targets;
  - mitigation measures are performing as well as expected;
  - there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 8.4 There is a need for integration between the monitoring report and SA, including indicators which enable a link to be established between implementation of the Purbeck Local Plan and the significant effects being monitored.
- 8.5 The responsibilities for carrying out the monitoring programme lie with the local planning authority. The Council already has a comprehensive monitoring framework and publishes a suite of Local Plan monitoring reports on an annual basis.

8.6 Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of their plans. Similarly, local planning authorities are responsible for identifying and responding to unforeseen adverse effects of the implementation of the plan, with help from the other bodies subject to the Duty to Co-operate.

## Monitoring Framework

8.7 The table below summarises the SA objectives and proposals for monitoring the significant effects of implementing the Local Plan.

SA Objective	Proposed monitoring to measure effects of the Purbeck Local Plan	
	Proposed indicator	Target
<b>1. Meet as much of the district's housing need as possible</b>	Annual housing delivery	<ul style="list-style-type: none"> <li>Deliver sufficient homes each year to meet identified housing requirement (presently 168dpa)</li> </ul>
	Gypsies, Travellers and Travelling Showpeople	<ul style="list-style-type: none"> <li>Deliver sufficient pitches and plots to meet identified requirement, working with neighbouring councils to deliver joint DPD</li> </ul>
	Affordable housing	<ul style="list-style-type: none"> <li>Deliver sufficient homes on sites of 10 dwellings or more and collect required amount of commuted sums from smaller developments of 2-9 dwellings to meet identified, viably secured affordable housing needs.</li> </ul>
	Part M Building Regulations	<ul style="list-style-type: none"> <li>All new homes to meet Building Regulations requirement M4(1): <i>Visitabile dwellings</i></li> <li>10% of all new homes on sites of 10 or more dwellings or site area greater than 0.5 hectares to meet the Building Regulation optional requirement M4(2): <i>Category 2 - accessible and adaptable dwellings</i></li> </ul>
	Self-build Housing	<ul style="list-style-type: none"> <li>5% of all new market homes on sites delivering 20 or more units to be offered for sale as self-build plots</li> </ul>
	Single Storey Homes	<ul style="list-style-type: none"> <li>10% of all new market homes on sites delivering 20 or more units to be single storey homes</li> </ul>

SA Objective	Proposed monitoring to measure effects of the Purbeck Local Plan	
	Proposed indicator	Target
	Housing for the elderly	<ul style="list-style-type: none"> <li>20% of the market and affordable housing within Local Plan housing allocations to provide specialist purpose built accommodation for the elderly</li> </ul>
<b>2. Promote services and facilities where need is identified</b>	Community facilities	<ul style="list-style-type: none"> <li>Protect and improve community facilities and services</li> </ul>
<b>3. Harness the economic potential of tourism and widen employment opportunities</b>	Employment Land	<ul style="list-style-type: none"> <li>Maintain a supply of employment land and delivery of allocated sites.</li> </ul>
	Retail	<ul style="list-style-type: none"> <li>Appropriate retail provision and delivery to meet identified needs.</li> </ul>
	Tourism	<ul style="list-style-type: none"> <li>Secure delivery of high quality tourism accommodation.</li> </ul>
<b>4. Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	Public Transport Accessibility	<ul style="list-style-type: none"> <li>% increase in residents within preferred range of public transport provision</li> </ul>
	Transport and Accessibility.	<ul style="list-style-type: none"> <li>Improve access to broadband services</li> </ul>
	Transport and Accessibility.	<ul style="list-style-type: none"> <li>Improve transport options for cycling and walking.</li> </ul>
<b>5. Reduce vulnerability to flooding and coastal change and adapt to climatic changes</b>	Coastal Change Management Area	<ul style="list-style-type: none"> <li>Zero applications permitted contrary to policy.</li> </ul>
	Sustainable drainage and water quality	<ul style="list-style-type: none"> <li>No planning applications approved contrary to advice of the Local Lead Flood Authority.</li> </ul>
	Flood Risk.	<ul style="list-style-type: none"> <li>No planning applications granted contrary to advice of Environment Agency on flooding grounds.</li> </ul>
<b>6. Protect and enhance habitats and species and local geodiversity</b>	Biodiversity	<ul style="list-style-type: none"> <li>No development resulting in harm to designated international sites.</li> <li>Secure conservation and enhancement of biodiversity and geodiversity.</li> </ul>
	SANG Provision	<ul style="list-style-type: none"> <li>Delivery of SANGs in line with housing delivery.</li> </ul>
	Green Infrastructure Network	<ul style="list-style-type: none"> <li>Net increase in GI.</li> </ul>
<b>7. Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	Jurassic Coastline World Heritage Site	<ul style="list-style-type: none"> <li>WHS should not be inscribed on the List of World Heritage in Danger.</li> </ul>
	Heritage at Risk	<ul style="list-style-type: none"> <li>Zero assets 'at risk'.</li> </ul>

SA Objective	Proposed monitoring to measure effects of the Purbeck Local Plan	
	Proposed indicator	Target
	Development within the green belt	<ul style="list-style-type: none"> <li>• Zero applications permitted contrary to policy.</li> </ul>
	Design	<ul style="list-style-type: none"> <li>• High quality standard of design in required in planning.</li> </ul>
<b>8. Minimise all forms of pollution and consumption of natural resources</b>	Noise, odour	<ul style="list-style-type: none"> <li>• Development close to sewerage treatment works.</li> <li>• No development permitted where relevant evidence indicates unacceptable exposure to noise.</li> </ul>
	Air Quality Management Areas	<ul style="list-style-type: none"> <li>• No AQMAs in District.</li> </ul>

## 9. NEXT STEPS

- 9.1 The Purbeck Local Plan Pre-submission was being published for comments from October to December 2018. This SA was included as part of that consultation. Representations received from the consultation will be submitted with the final submission version of the Plan, along with supporting documents, to the Planning Inspectorate for examination by an independent Inspector appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG).
- 9.2 The examination process is subject to the Planning Inspectorate's timeframes and resources. However, it is expected that an examination in public would take place between spring and autumn 2019.
- 9.3 Following the examination in public, the Inspector will publish a report. If the report finds the Purbeck Local Plan 2018-2034 to be "sound", the Plan will then be formally adopted. Once adopted, it will supersede the policies currently contained in the Purbeck Local Plan Part 1 (PLP1) adopted in 2012 and then will, together with the Swanage Local Plan (and any made Neighbourhood Plans), comprise the Development Plan covering the Purbeck area. Adoption by the new Dorset Council is anticipated to take place in late 2019.
- 9.4 At any point leading up to adoption should the Local Plan be subject to any material changes, it will again be subject to the SA process.

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## Local Plan Submission

### Viability Appraisal of Policies: Appendix 1

Updated following Pre-submission Draft

January 2019

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Policy V1: Spatial strategy for sustainable communities					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	+	+	The policy sets out the District's housing requirement and directs development to new allocations, established settlements and small sites. These locations will be where residential development is required the most. Without the policy, there could be the possibility of unmanaged development sprawl that could see the unsustainable delivery of homes in areas that are not as accessible to those families that require them. The positive effect would be likely and permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The policy directs development to established settlements. This would ensure that services and facilities are accessible as possible to existing and new residents within Purbeck, and help to safeguard existing services and facilities. Without the policy, there could be the possibility of unmanaged development sprawl that would not allow for easy access to or provide viability for services and facilities. The positive effect would be likely and permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The Spatial Strategy aims to harness the economic potential by allocating sites for future employment growth and identifies a breadth of economic streams that collectively contribute to widening and improving the economy in Purbeck that will help to reduce poverty and help the local population have a good standard of living. The positive effect would be likely and permanent.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The Spatial Strategy seeks to deliver sustainable development that will direct development to existing settlements and therefore strengthening and improving the opportunities for people to access facilities and services in these existing settlements. The positive effect would be likely and permanent.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	-	-	-	There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has been prepared and does show some areas of concern, particularly in respect to surface water. Further Flood Risk Assessments (FRA) will be required for specific sites at application stage, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and Policy E4.	Ensure that mitigation identified in site specific FRAs is implemented.
<b>Protect and enhance habitats and species and local Geodiversity</b>	+	+	+	The policy directs development to established settlements. Without the policy, there could be the possibility of unmanaged development sprawl that would negatively impact upon habitats and species. The positive effect would be likely and permanent.	No mitigation identified.

Policy V1: Spatial strategy for sustainable communities					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	+	+	+	The policy directs development to established settlements. Without the policy, there could be the possibility of unmanaged development sprawl that would negatively impact upon the unique landscapes, townscapes and cultural and historical assets. The positive effect would be likely and permanent.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	The spatial strategy sets out the general amount of growth for the District. Development on this scale will have a negative effect upon this SA Objective. Development has short term effects in terms of impact upon air quality and noise during construction and longer term impacts such as water use, waste, light pollution, energy consumption and traffic movements. This impact is likely and would be permanent. The spatial strategy to direct development to existing settlements is however, the most appropriate approach to guiding growth in terms of reducing the need to travel and thus greenhouse gases from vehicles.	Sustainable design and construction and non-private vehicle transport solutions to be employed within developments.

Policy V2: Green belt					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Protection of the green belt would restrict the land available for residential development. However, the green belt assists in directing homes to those existing built-up areas, where housing delivery would best meet local need. Overall, a neutral effect.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The green belt can be a recreational facility. This policy defines and protects the green belt from development that would not be in accordance with the strategic aims of the green belt. The policy does note that some areas previously included within the green belt will be removed as part of this Plan. Given the amount of remaining green belt, the removal of these areas would not affect the overall positive effects of this policy on this SA objective. The positive effect would be highly likely and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The Green belt policy will protect and prevent the spread of development, preserve the countryside from encroachment and protect the setting and special character of Wareham that collectively contribute towards safeguarding the character of Purbeck and retain it as an attractive location to visit and therefore supporting the future economic potential for the area.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	Retaining the green belt will encourage healthy lifestyles by protecting area of open space. The prevention of sprawl is a positive approach to ensure homes remain close to services and facilities. The positive effect would be highly likely and permanent.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	-	-	-	Whilst the green belt policy restricts development, the policy does delete areas of green belt in locations that have issues with surface water flooding. A Strategic Flood Risk Assessment (SFRA) has been prepared and does show some areas of concern. Further Flood Risk Assessments (FRA) will be required for specific sites at application stage, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and Policy E4.	Ensure that mitigation identified in site specific FRAs is implemented.
Protect and enhance habitats and species and local Geodiversity	+	+	+	By its nature, the green belt provides green infrastructure and will likely have some biodiversity interest. This policy defines and protects the Green belt from development that would not be in accordance with the strategic aims of the green belt. The policy does note that some areas previously included within the green belt will be removed as part of this Plan. Given the amount of remaining green belt, the removal of these areas would not affect the overall positive effects of this policy on this SA objective. The policy also notes that impact of removing land from the green belt should be offset with the creation of SANG at	No mitigation identified.

Policy V2: Green belt					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
				Lytchett Matravers and extension to existing SANG at Upton. The positive effect would be highly likely and permanent.	
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	+	+	+	The green belt will value and protect existing landscapes unique to Purbeck. This policy ensures safeguarding of encroachment on countryside which enhances the protection of landscapes. Although not directly related to the protection of townscapes and cultural and historical assets, the policy would not negatively impact upon these aspects. The positive effect would be highly likely and permanent.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	+	Whilst noted that some areas of the green belt have been removed, the general aim of the policy is to define and protect the green belt, which serves the function of preventing sprawl and therefore reducing traffic and greenhouse gas emissions. Whilst this is a highly positive approach in terms of this SA objective, impact would be more evident over the longer term.	No mitigation identified.

Policy E1: Landscape					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Landscape could be a constraint that would prevent the development of homes. However, the policy does not prevent development; it requires development to have due consideration for the quality of the landscape. Overall, a neutral effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The Landscape policy will ensure the natural beauty of the AONB and the outstanding universal value of the World Heritage Site is preserved. These landscape features are of such importance that they have economic significance to the tourism industry and therefore the policy has a positive impact on this objective by providing criteria to test future development proposals. The positive effect would be likely and permanent.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	Protecting the unique landscape characteristics of Purbeck will encourage healthy lifestyles by but the overall impact on this objective is considered to be neutral.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	Protecting the landscape from inappropriate development will have a limited impact on flooding, coastal change and climate change.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	+	+	+	The Jurassic Coastline World Heritage Site is inscribed for its geological interest. The policy is clear that any proposal that would not preserve the OUV of the WHS would not be permitted. The landscapes described in this policy are rural and are likely to have some biodiversity interest. The policy has a positive effect on this SA objective.  The impact that inappropriate development could have on geodiversity and biodiversity would be irreversible so the effects of this policy would be permanent. The effect is likely.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	++	++	++	The policy actively seeks to protect and enhance protected sites. Development will only be appropriate when judged against certain criteria to conserve the designated landscapes. The policy will protect local distinctiveness for designated and non-designated landscapes by ensuring development that does harm character should be refused. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	Protecting the landscape from inappropriate development will have a limited impact on pollution and the consumption of natural resources.	No mitigation identified.

Policy E2: Historic Environment					
SA Objective	Short impact	Medium impact	Long impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	The historic environment could be a constraint that would prevent the development of homes. However, the policy does not prevent development; it requires development to have due consideration for the quality of the landscape. Overall, a neutral effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The policy is a positive approach towards conservation and enhancement of the historic environment that can bring benefits to the local economy and therefore is considered to have a permanent positive effect with regards to the SA objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No direct effects.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	Whilst green infrastructure can provide a complimentary setting to built heritage assets and form part of heritage assets itself, in general the policy would not have a significant effect upon this SA objective.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	++	++	++	The policy will actively enhance the existing landscape and townscape. This policy protects heritage assets from development that would cause significant harm or loss. The policy does note that harm or loss of a heritage asset may be justified but only with proportionate evidence of any public benefits arising from the development which outweigh the harm or loss. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	+	+	+	Conservation of the historic environment is an intrinsically environmentally friendly approach that encourages the retention of buildings reducing the need for the use of new materials in rebuilding and the use of natural materials in repair that are more environmentally sustainable than man-made materials. This is a likely permanent positive approach.	No mitigation identified.

Policy E3: Renewable Energy					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No direct effects.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	Renewable energy production can provide an important alternative income stream for some landowners and the long term implementation of this policy, alongside wider efforts to combat climate change, are believed to safeguard many resources that would result in economic benefits over the long term. The significance of such impacts are not considered sufficient to give the policy a score greater than neutral.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	The overall impact on this policy on the objective is considered to be neutral.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	++	++	++	The policy encourages the use of renewable energy which will help the district adapt to climate change by reducing reliance on fossil fuels for energy production.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	-	-	-	The policy would permit development that would not have an adverse ecological impact on the integrity of protected habitats unless there is no alternative solution and there are imperative reasons of overriding public interest. In this respect, it acknowledges that the development of renewable energy sources can have an adverse effect upon biodiversity. Damage to biodiversity can be irreversible but such extreme impacts are unlikely.	In applying other policies in Plan, ensure that any negative impacts are mitigated through measures such as new habitat creation in other locations.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	-	-	-	The policy encourages the use of renewable energy which would not cause significant harm to landscape character or the setting of heritage assets. The policy states significant harm would not be allowed but this would still allow for an impact on landscapes from renewable energy. This could be a negative impact for landscapes and heritage assets. This policy will maintain unique landscapes and conserve heritage assets. The minor negative effect may occur but is not likely or permanent.	The policy does mitigate a negative impact as any adverse impacts must be satisfactorily addressed. The impact may be slightly negative on landscapes and heritage assets but would not be significant.

Policy E3: Renewable Energy					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	++	++	++	The policy directly supports this SA Objective although the likelihood of the positive effects depends upon schemes coming forward.	No mitigation identified.

Policy E4: Assessing flood risk					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No direct effects.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	++	++	++	The purpose of this policy is to ensure that development would not be at risk of flooding. The policy sets out detailed requirements in relation to flood risk, flood risk assessments, sustainable drainage systems and avoidance of flood risk in new developments both now and into the future. The policy is expected to have significant permanent positive effects in relation to the objective.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No direct effects.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The policy will not directly enhance the landscape or heritage assets but without assessing flood risk, these landscapes and heritage assets could be at risk.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	+	+	+	The avoidance of flooding and management of surface water directly supports this SA Objective. The effect is probable and permanent.	No mitigation identified.

Policy E5: Sustainable drainage systems					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No direct effects.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	++	++	++	This policy encourages the inclusion of sustainable drainage systems in the design of new development, which would restrict run off and help to reduce vulnerability to flood risk. The policy is expected to have significant permanent positive effects in relation to the objective.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	-	+	+	The creation of SuDS could have some short term impact upon biodiversity; however, over time they can provide a habitat and enhance biodiversity. This effect would be more likely depending on the design of the SuDS.	Take opportunities to ensure the SuDS would offer the best possible habitat.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The policy will not directly enhance the landscape or heritage assets but without the use of sustainable drainage systems, these landscapes and heritage assets could be at risk.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	+	+	+	Managing surface water, foul water and avoiding flooding directly supports this SA Objective. The effect is probable and permanent.	No mitigation identified.

Policy E6: Coastal change management areas					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Whilst the policy does not permit new residential development in CCMA's, this is not considered to represent a significant issue to housing delivery due to the availability of more suitable locations across the District. Overall, there would be no significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	+	+	+	By drawing up CCMA's, the associated policy will help ensure that any development permitted in those areas will not result in an increased risk to life or property, and will not have an adverse impact on rates of coastal change at the sites concerned, or elsewhere. As a result, it is considered that the policy will have long-term positive effects in helping to reduce future vulnerability to the effects of coastal change as well as helping to avoid creating circumstances that may exacerbate those changes.	It will be necessary to ensure that development proposals are accompanied by a coastal erosion vulnerability assessment that assesses the degree of risk and the scale, nature and location of the development.
Protect and enhance habitats and species and local Geodiversity	+	+	+	The policy protects the coastline within the CCMA's by directing development away from this area unless in certain circumstances where it would not impact coastal change. This policy would have positive impacts on this SA objective by helping to protect the geodiversity and biodiversity interest of the coastal area. The positive effect would be highly likely and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	+	+	+	The policy protects the existing landscape of CCMA's by directing development away from these areas unless in certain circumstances. The policy will not directly enhance historical assets. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No significant impact.	No mitigation identified.

Policy E7: Conservation of protected sites					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Whilst the conservation of protected sites could represent a constraint to development, the policy does not prevent appropriate development. Given there will be more suitable locations across the District the policy is not considered to represent a significant issue to housing delivery. Overall, there would be no significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The protection of the natural environment and the designated habitats is critical to the Purbeck tourist industry as it not only preserves and enhances the environment; it also allows sustainable activities to be enjoyed, which ensure the long term enjoyment of the area for future generations. This effect would be permanent.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	This policy may have an indirect effect of preventing development in certain areas that may correlate with areas of high flood risk. However, this will offer no opportunities for improvements to drainage and flood risk vulnerability.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	++	++	++	The policy has a direct major positive impact upon this objective. The effect would be highly probable and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	++	++	++	This policy states that development will only be permitted where it would not lead to an adverse effect on protected conservation sites. This would protect and enhance the unique landscapes of Purbeck. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No significant effects.	No mitigation identified.

Policy E8: Dorset heathlands					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Whilst the conservation of the Dorset Heathlands could represent a constraint to development, the policy positively permits development that would be appropriate to the location. Additionally, given there will be more suitable locations across the District the policy is not considered to represent a significant issue to housing delivery. Overall, there would be no significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The protection of the natural environment and the designated habitats is critical to the Purbeck tourist industry as it not only preserves and enhances the environment it also allows sustainable activities to be enjoyed which ensure the long term enjoyment of the area for future generations. This policy will limit some tourist development but this is not considered to be an overall detrimental effect on the tourist industry and development that is considered to have an impact will be required to provide mitigation as set out in the policy which would be in accordance with the Heathlands Supplementary Planning Framework SPD.	Mitigation identified in the policy.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	+	+	+	Some of the areas of flood risk overlap with the Dorset Heathlands therefore controlling development in these locations will have a positive impact. This impact will be immediate and permanent.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	++	++	++	The policy has a direct major positive impact upon this objective. The effect would be highly probable and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	+	+	+	This policy will maintain the unique landscape of the Dorset Heathlands. The policy will protect local distinctiveness of the Dorset Heathlands and nearby areas. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No significant effects.	No mitigation identified.

Policy E9: Poole Harbour					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Whilst the conservation of Poole Harbour could represent a constraint to development, the policy positively permits development that would be appropriate to the location with appropriate mitigation. Additionally, given there will be more suitable locations across the District the policy is not considered to represent a significant issue to housing delivery. Overall, there would be no significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The protection of the natural environment and the designated habitats is critical to the Purbeck tourist industry as it not only preserves and enhances the environment it also allows sustainable activities to be enjoyed, which ensure the long term enjoyment of the area for future generations. Mitigation is provided within the policy in accordance with the Nitrogen Reduction in Poole Harbour SPD and the forthcoming Recreation in Poole Harbour SPD.	Mitigation identified in the policy.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	Although the policy relates directly to the coastal areas of the District it doesn't specifically cover coastal erosion or flooding. There are no specific proposals within the policy to suggest any negative effect but it will be important that the proposed SPD considers flooding and erosion.	Ensure flood risk and coastal erosion is adequately considered when drafting the Recreation in Poole Harbour SPD
Protect and enhance habitats and species and local Geodiversity	++	++	++	The policy identifies that some development could have a negative effect upon biodiversity, but requires mitigation in those cases. The policy has a direct major positive impact upon this objective. The effect would be highly probable and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The policy will not negatively impact landscapes or historical assets. However, development will not be permitted that would lead to an adverse impact on protected sites, which would limit the impact on landscapes and historical assets.	No mitigation identified.

Policy E9: Poole Harbour					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy ensures particular attention is paid to the polluting effects of nitrogen in Poole Harbour and requires that negative impacts are avoided. This directly supports this SA objective. The effect would be probable and permanent.	No mitigation identified.

Policy E10: Biodiversity and geodiversity					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Whilst the conservation of biodiversity and geodiversity could represent a constraint to development, the policy positively permits development that would not be harmful. Additionally, given there will be more suitable locations across the District the policy is not considered to represent a significant issue to housing delivery. Overall, there would be no significant effect.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	n	n	The protection of the natural environment and the designated habitats are critical to the Purbeck tourist industry but this policy is less place specific to the key tourist areas of the district such as the SPA's, heathland, and the harbour and therefore whilst the policy preserves and enhances the environment it is only considered to have a minimal secondary effect on the economic potential of tourism industry in the District and therefore scores a neutral effect.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	+	+	+	The policy aims to help and enhance natural sites where development would impact on biodiversity and geodiversity. These improvements could include SuDS which have multiple benefits including the reduction of flooding. The positive effect is uncertain as it does depend upon the types of biodiversity improvements, but would be permanent.	Ensure cross cutting benefits are considered when implemented biodiversity/geodiversity mitigation schemes.
<b>Protect and enhance habitats and species and local Geodiversity</b>	++	++	++	The policy has a direct major positive effect upon this objective. The effect would be highly probable and permanent.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	+	+	+	The policy aims to help and enhance natural sites where development would impact on biodiversity and geodiversity. This would have a positive impact on the conservation of landscapes as the natural landscapes would be protected. The policy wouldn't impact the cultural or historical assets. The positive effect would be highly likely and permanent.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No significant effect.	No mitigation identified.

Policy E11: Development next to sewage treatment works and pumping stations					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No direct effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effect.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effect.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	+	+	+	The policy protects the operation of sewage treatment works and pumping stations, reducing any risk of flooding. The effect is likely and permanent.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No direct effect.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical asset	n	n	n	No direct effect.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	+	+	+	The policy directly supports this objective by ensuring that pollution created by pumping stations and sewage treatment works would not adversely affect neighbouring development. The effect is likely and permanent.	No mitigation identified.

Policy E12: Design					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No direct effects.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	No direct effects.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	The policy aims to improve the interaction between people and places and will help encourage design that would enable greater choice and increase attractiveness for people to make journeys other than by car which would also improve the health and wellbeing of the community. This policy is likely to have long term permanent benefits to the places people live, work and enjoy.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No direct effects.	Ensure cross cutting benefits (such as flood protection) are consider during design stage
Protect and enhance habitats and species and local Geodiversity	n	+	+	The policy recognises that biodiversity can be supported and enhanced within the design of new developments, and requires proposals to illustrate this. Permanent positive effects are likely to be seen over the medium to longer term.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	+	+	+	This policy specifies the importance of high quality design on landscapes and townscapes. The policy has a positive contribution in protecting local distinctiveness. Cultural and historical assets are maintained through ensuring that development positively integrates with its surroundings. The positive effect would be highly likely and permanent.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	++	++	++	The policy supports that use of traditional building materials in new development, avoidance of light pollution, avoidance of noise, and a positive approach to sustainable design and construction. This is a highly positive approach that would have permanent effect.	No mitigation identified.

Policy H1: Local housing requirement					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	++	++	++	The policy sets out the housing requirement for the District. Addressing the housing requirement allows for the provision of a suitable mix of housing and aids affordability. The major positive effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	<p>The policy sets out the number of homes required to meet identified needs. More homes could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide new services and facilities alongside it, particularly those that are required within an area.</p> <p>The ability for the local population to have homes that meets their needs would have a positive effect upon wellbeing and so could mean less demand upon healthcare services.</p> <p>There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term.</p> <p>Positive impacts would, however, be dependent on how the housing would be distributed, as smaller developments would have less ability to secure required services and facilities.</p> <p>Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.</p>	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when new development is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. The effects would be immediate from the construction through to the occupation of the homes with long lasting benefits.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The policy will assist in the delivery of new dwellings in Purbeck but these homes will be dependent on other supporting policies to ensure development meets this sustainability objective.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	-	-	-	For Purbeck to accommodate the new homes required over the Plan period, there is the potential to increase vulnerability to flooding. Although the effect is dependent upon location of development the effect is likely and would be permanent unless mitigated.	Ensure new development designs includes adequate drainage and flood resilience

Policy H1: Local housing requirement					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	For Purbeck to accommodate the new homes required over the Plan period there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst harm to biodiversity and geodiversity, and loss of green infrastructure that could be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	-	-	The policy states the local housing requirement. Although necessary, this policy may have a minor negative impact on landscape, townscape and cultural and historical assets. As a number of dwellings are required, the impact on landscapes could be negative as more dwellings are built. The short term impact would be neutral as it would be prior to significant housing development. The policy could have a negative impact on local distinctiveness as housing could change the townscape or landscape of areas. However, this effect would be mitigated from the appropriate location of these housing sites, through the spatial strategy for instance, and high quality design. It is difficult to determine the impact housing would have on the landscape as it is dependent on the different types of housing proposed. The minor negative effect may occur but is not likely or permanent.	Ensuring the location and design of development is sensitive to landscapes, townscapes and cultural and historical assets.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	Housing growth would have a negative effect upon this SA objective. Development has short term effects in terms of impact upon air quality and noise during construction and longer term impacts such as water use, waste, light pollution, energy consumption and traffic movements. This impact is likely and would be permanent.	Sustainable design and construction and non-private vehicle transport solutions to be employed within developments.

## **Policy H2: The housing land supply –**

This policy sets out draft allocation sites for housing development. Each site has been subject to a separate SA assessment provided at Appendix 2 of this Report.

Policy H3: New housing development requirements					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	+	+	The policy itself does not allocate the sites or set the mix of housing required (although it refers to requirements of Policies H9, 10 and 11). It provides a clear framework that would give confidence and clarity to developers thus supporting the delivery of new housing. The effect is likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	Whilst the services and facilities, and access to them, referred to in this policy are generally referred to throughout the Plan, this policy presents the specific requirements for these sites. This includes SANGs, electric vehicle charging points and superfast broadband infrastructure. This would have a probable, permanent, positive effect although the delivery may not be until the medium to long term as the site and its infrastructure comes forward.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	Planning for future new homes in the District not only provides people with a place to live but they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market, and therefore help support the local economy. The effects would be immediate from the construction through to the occupation of the homes with permanent benefits.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The policy specifically identifies measures that would encourage sustainable modes of travel and identifies pedestrian as well as vehicular access into sites. There is clear reference to the importance of open space and landscaping with additional guidance referenced from the Fields Trust for suitably designed green space. Collectively the expectations set out in this policy may not have immediate effects but the impacts from these development sites should bring long term, positive outcomes when considered against this objective.	Further detail on the connections of a development site to existing rights of way and enabling a coordinated strategy of access to and through a site would have been welcomed; however this will be resolved through the development management process.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	+	+	+	The policy specifically notes that details regarding drainage are required. This will have a positive and permanent impact.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	+	+	+	The policy requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites, along with green infrastructure and tree retention. The policy has a probable positive impact with regard to this SA Objective that would be permanent.	No mitigation identified.

Policy H3: New housing development requirements					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The policy does not directly aim to protect or enhance Purbeck's townscapes, landscapes or historical assets. However, it does state that development must comply with all other relevant policies, which would include heritage policies. This policy would not negatively impact on this SA objective but also would not positively impact it.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy recognises the potential negative effect that development could have upon this SA objective and therefore stresses the need for high quality design, mitigation of nitrogen pollution, charging points for electric vehicles and suitable foul and surface water drainage schemes. This is considered a positive approach to guiding development that would have a permanent effect.	No mitigation identified.

Policy H4: Moreton Station / Redbridge Pit					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	+	+	The policy itself does not allocate the site or set the mix of housing required, although it does set out the specific requirement for a care home at this location. It provides a clear framework that would give confidence and clarity to developers thus supporting the delivery of the site. The effect is likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	Whilst the services and facilities, and access to them, referred to in this policy are generally referred to throughout the Plan, this policy presents the specific requirements for this site. This includes contributions for local health infrastructure and education, and the delivery of several transport/access improvements. This would have a probable, permanent, positive effect although the delivery may not be until the medium to long term as the site and its infrastructure comes forward.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy identifies specific requirements for delivery of the site at Moreton Station / Redbridge Pit including identifying the provision of community facilities (expected to include new retail provision) and enhancements to transport and accessibility that would support connectivity of the site to opportunities for employment. Overall, the additional positive effects of the policy in relation to widening the economic potential of the district beyond already identified provision of homes are limited. However, the policy will safeguard the sustainable delivery of new homes and provide greater certainty over infrastructure provision that will support and enhance the positive effects of the proposal.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	++	The policy has a clear emphasis on maximising the benefits of its location close to the rail line and station to facilitate sustainable modes of transport, not only for the site, but to the wider area. These benefits would not be immediate but in the long term the improvement to the transport infrastructure through the delivery of this site has long term and wide reaching benefits to those living nearby but also travelling into the area for work at the nearby Innovation Park.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	-	-	-	This site avoids building on EA flood zones but there are scattered areas of surface water flooding. Without mitigation through implementation of other policies within the plan this might have a limited negative effect. The effect is uncertain but would be permanent without mitigation	Policies within the plan provide mitigation by securing drainage plans etc.

Policy H4: Moreton Station / Redbridge Pit					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The policy will not directly enhance the landscape or heritage assets but without the requirement of different expectations by the Council, these landscapes and heritage assets could be at risk. The requirements of new housing development would contribute to ensuring the protection of landscapes and historical assets but would not necessarily enhance them.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	+	The policy requires that improvements are made to sustainable transport options at this site. It may take some time for these to be delivered but when they are, their positive effect would be permanent.	No mitigation identified.

Policy H5: Wool					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	+	+	The policy itself does not allocate the site or fix the mix of housing required, although it does set the specific requirement for a care home in this location. It provides a clear framework that would give confidence and clarity to developers thus supporting the delivery of the site. The effect is likely and would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	n	+	+	Whilst the services and facilities, and access to them, referred to in this policy are generally referred to throughout the Plan, this policy presents the specific requirements for this site. This includes contributions for local education and a community hub, and the delivery of several transport/access improvements specific to each site. This would have a probable, permanent, positive effect although the delivery may not be until the medium to long term as the site and its infrastructure comes forward.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy identifies specific requirements for delivery of the site at a number of parcels of land at Wool including identifying the provision of community facilities (expected to include new retail provision on the largest allocated site) and enhancements to transport and accessibility that would support connectivity of the site to opportunities for employment such as at Dorset Innovation Park. Overall, the additional positive effects of the policy in relation to widening the economic potential of the district beyond already identified provision of homes are limited. However, the policy will safeguard the sustainable delivery of new homes and provide greater certainty over infrastructure provision that will support and enhance the positive effects of the proposal.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	++	The policy has a clear emphasis on maximising the benefits of its location close to the rail line and station to facilitate sustainable modes of transport, not only for the site, but to the wider area. These benefits would not be immediate but in the long term the improvement to the transport infrastructure through the delivery of this site has long term and wide reaching benefits to those living nearby but also travelling into the area for work at the nearby Innovation Park.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	-	-	-	Whilst not in identified Flood Risk zones, some of the sites at Wool could be affected by surface water issues. The policy does not make specific reference to this or how to develop the sites accordingly. Without mitigation through	Follow the requirements of relevant local and

Policy H5: Wool					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				implementing other policies within the plan this might have a limited negative effect. The effect is uncertain but would be permanent without mitigation	national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	+	+	+	The policy directly mentions that the Council will expect development sites in Wool to conserve, and where appropriate enhance any historical assets. This will protect local distinctiveness of development sites within Wool as it specifically relates to ensuring the protection of Purbeck's landscapes and heritage assets. The positive effect is highly likely and permanent.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	+	+	The policy requires that improvements are made to sustainable transport options at this site, contamination issues are resolved and noise issues mitigated. It may take some time for these to be delivered but when they are, their positive effect would be permanent.	No mitigation identified.

Policy H6: Lytchett Matravers					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	+	+	The policy itself does not allocate the site or set the mix of housing required. However, it provides a clear framework that would give confidence and clarity to developers thus supporting the delivery of the site. The effect is likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	Whilst the services and facilities, and access to them, referred to in this policy are generally referred to throughout the Plan, this policy presents the specific requirements for this site. This includes contributions for local education and health infrastructure, and the delivery of transport/access improvements. This would have a probable, permanent, positive effect although the delivery may not be until the medium to long term as the site and its infrastructure comes forward.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b> Decision aiding questions: Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities in a sustainable way? Will the option facilitate higher waged job provision? Will the option help to improve Purbeck's economy? Will this option help reduce poverty and help everyone afford a good standard of living?	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy identifies specific requirements for delivery of the site to ensure its overall accessibility. No specific provisions are included in the policy that would proactively enhance the effect of the development upon this sustainability objective. However, in supporting overall certainty regarding the requirements for delivery of the site the policy is generally supportive of housing delivery and the subsequent economic benefits arising from that.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	++	The policy addresses the potential improvement to walking and cycling routes between the local villages in the area and therefore it is seen to positively plan for options to make cycling and walking more attractive, which in turn, may change people's reliance of using the car as form of travel. The works would deliver immediate impacts with a strong likelihood that the improvements in having a coordinated public rights of way network will deliver long lasting benefits.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	-	-	-	Whilst not in identified Flood Risk zones, the sites at Lytchett Matravers could be affected by surface water issues. The policy does not make specific reference to this or how to develop the sites accordingly. Without mitigation through	Follow the requirements of relevant local and

Policy H6: Lytchett Matravers					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				implementing other policies within the plan this might have a limited negative effect. The effect is uncertain but would be permanent without mitigation	national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The policy will not directly enhance the landscape or heritage assets but without the requirement of different expectations by the Council, these landscapes and heritage assets could be at risk. The requirements of new housing development would contribute to ensuring the protection of landscapes and historical assets but would not necessarily enhance them.	No mitigation identified
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	+	The policy requires that improvements are made to sustainable transport options at this site. It may take some time for these to be delivered but when they are, their positive effect would be permanent.	No mitigation identified.

Policy H7: Upton					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	+	+	The policy itself does set the mix of housing required. However, it provides a clear framework that would give confidence and clarity to developers thus supporting the delivery of the site. The effect is likely and would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	n	+	+	Whilst the services and facilities, and access to them, referred to in this policy are generally referred to throughout the Plan, this policy presents the specific local education and health infrastructure requirements for this site. This would have a probable, permanent, positive effect although the delivery may not be until the medium to long term as the site and its infrastructure comes forward.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy identifies specific requirements for delivery of the site to ensure its overall accessibility. No specific provisions are included in the policy that would proactively enhance the effect of the development upon this sustainability objective. However, in supporting overall certainty regarding the requirements for delivery of the site the policy is generally supportive of housing delivery and the subsequent economic benefits arising from that.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	+	The policy addresses the issue of providing access to local services (local health and education), but there is little information concerning the ways that the development would consider opportunities to encourage cycling, walking and use of public transport. The benefits from the improvements to local services would not be expected until the longer term.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	-	-	-	The site at Upton is partly within Flood Zone 3 and could be affected by surface water issues. The policy does not make specific reference to this or how to develop the sites accordingly. Without mitigation through implementation of other policies within the plan this might have a limited negative effect. The effect is uncertain but would be permanent without mitigation	Follow the requirements of relevant local and national planning policy to mitigate flood risk.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No direct effect.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The policy will not directly enhance the landscape or heritage assets but without the requirement of different expectations by the Council, these landscapes and heritage assets could be at risk. The requirements of new housing development would contribute to ensuring the protection of landscapes and historical assets but would not necessarily enhance them.	No mitigation identified

Policy H7: Upton					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy requires that noise mitigation is employed at this site. This should be delivered alongside development. It would have a permanent effect.	No mitigation identified.

Policy H8: Small sites next to existing settlements					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	+	+	The policy acknowledges that whilst residential development is directed to settlements, there will be cases where development adjacent to settlements would be suitable and could work to meet local housing needs in terms of amount and mix. The policy restricts the size of such sites to ensure any adverse sustainability impacts are kept to a minimum. The policy would have a likely positive effect upon this SA objective that would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	+	The policy as written includes the requirement for edge of settlement housing requirement to be able to be served by key local infrastructure and services. On this basis, there should not be any significant impact. Over the longer term, a larger population in an area could support and help retain the existing services and facilities of a settlement, and potentially attract more. The effect would be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy specifically promotes and enables the delivery of small housing development adjacent to existing settlements across Purbeck. As a rural district this provision makes an important contribution at a local level to supporting the sustainability of communities and will support overall economic growth in the long term.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The emphasis towards development adjacent to existing dwellings in the closest settlement would help support local services and facilities and potentially encourage new facilities and services and therefore reduce the need to travel, but the overall impact to the objective is considered negligible.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Sites that may come forward would likely be small scale greenfield sites that would mean an increase surface water run-off. However, as the sites would be relatively small and in applying other policies in the Plan, a significant impact is not expected.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	-	The development of small sites adjacent to settlements is highly likely to require the loss of green infrastructure, which would be irreversible. Small sites offer less opportunity than larger sites for mitigation or incorporation of new green infrastructure. The effect would be permanent.	Direct sites to areas of green infrastructure that have less quality/fewer functions.

Policy H8: Small sites next to existing settlements					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The policy as written includes the requirement that small sites next to existing settlements must not harm the character and value of any landscape. Although negative impacts have been mitigated, there is not an enhancement or positive impact from the policy. Therefore the policy is neutral in contribution to this SA objective.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	As sites would be small and adjacent to existing settlements, significant impacts are not envisaged.	No mitigation identified.

Policy H9: Housing mix					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	+	u	The policy uses evidence from the SHMA to set requirements for the delivery of a mix of housing to meet needs. It focuses on self-build, single storey and homes for the elderly. Family homes are not referred to. The duration of the effects is unknown due to potential market changes and changing requirements of the community.	Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.
Promote services and facilities where need is identified	n	n	+	The mix of housing would not have an immediate significant direct impact upon the provision of services and facilities. Over the longer term, the ability for the local population to have homes that meets their needs would have a positive effect upon wellbeing and so could mean less demand upon healthcare services.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The mix of housing would not have a significant direct impact upon this SA objective.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	The mix of housing would not have a significant direct impact upon this SA objective.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The mix of housing would not have a significant direct impact upon this SA objective.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No significant effect.	No mitigation identified.

Policy H10: Part M of Building Regulations					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	+	+	The policy aims to ensure that some homes will meet accessibility and adaptability standards. This will provide a mix of housing to meet local current and future needs. The positive effect is likely, subject to viability, which the policy includes as a caveat. The effect would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	n	n	+	The provision of accommodation built to high standards would not have an immediate significant direct impact upon the provision of services and facilities, but over the longer term could mean that less demand is placed upon healthcare workers and facilities.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No direct effects.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	No direct effects.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No direct effects.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No direct effects.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	No direct effects.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No direct effects.	No mitigation identified.

Policy H11: Affordable housing					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	+	+	The policy uses latest evidence to set requirements for the delivery of affordable housing to meet needs. This is a positive approach in meeting local needs and allowing different members of the community to afford a home. The duration of the effects is unknown due to potential market changes and changing requirements of the community. The positive effect is likely, subject to viability, which the policy includes as a caveat.	Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.
<b>Promote services and facilities where need is identified</b>	n	n	+	The amounts of affordable home requirement within this policy will have been prepared taking into regard viability assessment and therefore the provision and retention of services and facilities should not be affected. The provision of affordable housing could over the longer term have a positive effect upon wellbeing and mean that less demand is placed upon healthcare services. The policy does allow for applicants to illustrate that a scheme of affordable housing would not be viable. In those cases, there may be a possibility that required services and facilities may not be delivered. These cases should be rare as they would be unlikely to pass the test of delivering sustainable development at planning application stage when considering all policies within the plan.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No direct effects.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No direct effects.	No mitigation identified.

Policy H12: Rural exceptions sites					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	+	+	The policy acknowledges that whilst residential development is directed to settlements, there will be cases where development in rural areas would be suitable and could work to meet local affordable housing needs. The policy restricts the size of such sites to ensure adverse sustainability impacts are kept to a minimum. The policy would have a likely positive effect upon this SA objective that would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	+	The policy as written includes the requirement for edge of settlement housing requirement to be able to be served by key local infrastructure and services. On this basis, there should not be any significant impact. Rural areas can benefit from a larger population to support and help retain the existing services and facilities of a settlement, and potentially attract more. Over the longer term this policy can therefore have a permanent positive impact.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	+	+	Planning for future new homes in the District not only provides people with a place to live they also bring secondary benefits to the economy with increased spending power and workers who are able to access the local labour market and therefore help support the local economy. This policy specifically promotes and enables the delivery of rural exception sites. Such sites should predominantly deliver affordable houses or routes into affordable home ownership and are therefore particularly suited to meeting local needs for homes unmet by the market. As a rural district this provision makes an important contribution at a local level to supporting the sustainability of communities and will support overall economic growth in the medium-long term.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	++	The policy specifically refers to opportunities to use sustainable modes of transport to access jobs, services and facilities and this is therefore supporting the objective to make these forms of transport more attractive and over the long term help contribute towards a healthier lifestyles and a shift towards reduced car travel, which in the long term would lead to positive long term effects.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Sites that may come forward would likely be small scale greenfield sites that would mean an increase surface water run-off. However, as the sites would be relatively small and in applying other policies in the Plan, a significant impact is not expected.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	-	The development of exception sites would be highly likely to require the loss of green infrastructure. They would likely be relatively small sites, which offer less opportunity than larger sites for mitigation or incorporation of new green	Direct sites to areas of green infrastructure that have less quality/fewer

Policy H12: Rural exceptions sites					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				infrastructure. The policy ensures that there would be no adverse effect of European-designated sites but doesn't make explicit reference to local and non-designated sites. The effect would be permanent.	functions and areas of least biodiversity interest.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	-	This policy could potentially impact on Purbeck's unique landscapes but this has been mitigated through the ensuring that proposed homes will not lead to adverse effects on European sites. This would not mitigate all local designated and non-designated landscapes or cultural and historical assets. There is potential for landscapes, townscapes, cultural and historical assets to be impacted upon from this policy.	Direct sites to ensure landscapes and townscapes are not adversely impacted upon.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	Whilst sites would not be within settlements, they would be small and adjacent to built-up areas. No significant impacts are envisaged.	No mitigation identified.

Policy H13: Rural workers homes in the countryside					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	The policy acknowledges that whilst residential development is directed to settlements, there will be cases where development in rural areas would be required to allow for the vitality of rural businesses. The policy includes criteria to ensure adverse sustainability impacts are kept to a minimum. Given the likely small scale of housing coming forward through this policy, the effect in terms of this SA objective is not likely to be significant, despite meeting a specific need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	n	The policy supports rural workers homes at or near their place of employment. Whilst it is likely that these locations would not be well served by services and facilities, it would not be expected that development in these locations would be large in scale and the demand created for services and facilities by permitting such development would be small to negligible.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	This policy has a number of criteria that require evidence of sound financial planning or proven financial credibility of a business, but provided the criteria can be met this policy would support rural enterprise, which could encourage a more diverse employment market with long term positive effects, albeit on a limited scale.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The policy promotes rural accommodation close to the workers existing place of work, provided it is in accordance with a set of criteria. This approach would reduce the need to travel by car and have the potential to promote a healthy lifestyle for those workers in such specific circumstances, through reduced stress and travel in day to day running of the business and in particular periods of increased demand and working at unsocial hours.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Sites that may come forward would likely be small scale greenfield sites that would mean an increase surface water run-off. However, as the sites would be relatively small and in applying other policies in the Plan, a significant impact is not expected.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	-	The development of rural worker homes would be highly likely to require the loss of green infrastructure. They would likely be a small number of dwellings, which offer less opportunity than larger sites for mitigation or incorporation of new green infrastructure. The policy ensures that there would be no adverse effect of European-designated sites but doesn't make explicit reference to local and non-designated sites. The effect would be permanent.	Direct proposed dwellings to areas of green infrastructure that have less quality/fewer functions and areas of least biodiversity interest.

Policy H13: Rural workers homes in the countryside					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The policy does not directly impact upon Purbeck's unique landscapes, townscapes and cultural and historical assets.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	Whilst sites would not be within settlements, they would be small and should not create congestion through commuting due to being located at a place of work. No significant impacts are envisaged.	No mitigation identified.

Policy H14: Second homes					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	+	The policy restricts the amount of second homes being delivered through new build or change of use. This would have a minor positive impact over the longer term as those sites or change of use opportunities would become available for housing that could fulfil local needs and help contribute to affordability in the area. Whilst the probability of this is unknown, the positive effect would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	n	The restriction on second homes as proposed in this policy would not have any significant direct effects on this objective.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The restriction of second homes in the District would assist the occupation of dwellings by people living in the area which would assist the opportunities for employers to be able to access the local labour market and help improve Purbeck's economy.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	This policy protects the AONB from adverse impacts of development. This would ensure the protection of unique landscapes but would not positively impact upon them. Although this does not directly impact townscapes or cultural and historical assets, there are no negative impacts to any aspects of this SA objective.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No direct effect.	No mitigation identified.

Policy H15: Gypsy, traveller and travelling showpeople					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	+	+	The policy permits sites for gypsy, traveller and travelling showpeople and therefore is positive in meeting housing needs. The probability of this effect is likely, as even though it is uncertain if gypsy, traveller and travelling showpeople would choose to locate in the Purbeck area, the policy remains as a positive approach in meeting their needs.	No mitigation identified.
Promote services and facilities where need is identified	-	-	-	The policy as written requires that sites be permitted where there would be easy access to existing services and facilities. It does not, however, require that the existing services and facilities have sufficient capacity to cope with an increase in local population. In this respect, there could be a minor negative impact caused by this policy. The probability of this effect is uncertain as it would depend on Gypsy, traveller and travelling showpeople choosing to locate in the Purbeck area and if there is capacity in services and facilities. The duration of the effect is unknown given the residential permanence of the Gypsy, traveller and travelling showpeople community.	Policy could be revised to ensure that local services and facilities could cope with any increase in demand caused by a site.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No significant effect.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	The policy is positive when considered against the objective with recognition of occupants having easy access to services and facilities.	Additional reference to support opportunities to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities would have been welcomed.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The policy identifies criteria for the consideration of planning applications for gypsy and traveller sites. No specific sites are identified so the location of any potential development is unknown. No criteria are included in the policy explicitly associated with flood risk, coastal change or vulnerability to climate change. Appropriate implementation of other policy in the plan regarding flood risk and coastal change management would be required to avoid any potentially negative impacts arising from development.	Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.
Protect and enhance habitats and species and local Geodiversity	-	-	-	The location of these sites is unknown at present. There could be a negative impact should sites be located on open space but there may be available	In applying other policies in the plan, ensure

Policy H15: Gypsy, traveller and travelling showpeople					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				brownfield sites that would not be harmful. However, as written the policy ensures that there would be no adverse effect of European-designated sites or SSSIs but doesn't make explicit reference to local and non-designated sites. This could have a negative effect upon the SA objective that would be permanent.	adverse effects on biodiversity are avoided.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	This policy states that the sites permitted must not harm the setting of surrounding landscape or historic environment. Although there is consideration to this, there is no positive or negative impact on this SA objective.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	The policy has a positive approach in ensuring that noise and light pollution would be avoided. The probability of this effect is uncertain as it would depend on Gypsy, traveller and travelling showpeople choosing to locate in the Purbeck area. The duration of the effect is unknown given the residential permanence of the Gypsy, traveller and travelling showpeople community. Given the amount of traveller activity in the District, overall any effects would unlikely be significant.	No mitigation identified.

Policy EE1: Employment land supply					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	A good supply of employment land will attract residents to the district, thus increasing the demand for housing. Housing allocations should therefore reflect economic growth aspirations. If so, there would be no significant impact upon this SA objective.	Ensure housing need and economic growth complement each other.
<b>Promote services and facilities where need is identified</b>	+	+	++	The provision of employment land, as supported by this policy, would have a positive effect upon this SA objective. On-going provision of employment land within towns and villages would support an increase in people within those areas who could support existing services and facilities and potentially attract more. The provision of employment land would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more development within the area. The provision of sufficient jobs could have a positive impact upon the wellbeing of the local population, placing less demand upon healthcare services. The effects are envisaged as probable with positive effects likely to be more prominent in the long-term as the impact of more developments can be seen. The effects are expected to be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	++	++	++	This policy will have a significant long term effect for the District and wider area by planning for future employment land provision to support Purbeck's economy in the future.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	++	++	++	The policy promotes the growth of employment sites across the District, particularly in the town and villages. These sites will have greater accessibility for workers and customers than out of centre sites and provide a concentration of services that facilitates linked trips and reduced journey times. The location within identified centres also increases the options of accessibility to the sites by modes of sustainable transport and thereby reducing the need to travel by car. The strategic nature of the other two sites would be expected to be accompanied with a travel plan to encourage cycling, walking and the use of public transport. The overall effect of the policy would be immediate, with many of the sites already occupied and producing long term benefits.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The distribution of employment sites set out in this policy generally avoids areas of flood risk. The available 40ha at Dorset Innovation Park has some areas that are within Flood Zones 2 and 3 but it is considered that the size of the site would allow for this to be avoided. The Old Milk Depot and Sandford Land Estate also have some areas of Flood Zone 2 and 3 on their boundaries that should be able	Neutral effect of policy dependent upon effective implementation of policy for managing flood risk,

Policy EE1: Employment land supply					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				to be avoided. Any new development has the potential for increased water run-off and this should be managed accordingly.	sustainable travel and accessibility.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	The allocated employment sites are existing sites that are unlikely themselves to be high in biodiversity or geodiversity interest. Continuing to allocate these sites and direct further employment uses to these sites could avoid the use of greenfield sites elsewhere that could harm green infrastructure, biodiversity and geodiversity. Where sites are adjacent to protected sites, investigations should be carried out regarding potential for harm and appropriate avoidance, mitigation or compensation implemented prior to development taking place.	Impact assessments on the potential effect upon protected sites should be carried out and any required mitigation implemented prior to available land being developed.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?</b>	n	n	n	The policy directs employment development to existing employment land sites. In the main this would have little effect as any new economic development would likely reflect the existing character of those areas. Some sites may have the potential to impact upon heritage assets. This must be carefully investigated and design of new development should respond accordingly.	Ensure new development is delivered in line with other policies in the plan including those on design and the historic environment.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	The policy sets out the amount of employment land and its distribution. There remains some employment land available for development. Development can have a negative effect upon this SA Objective. Development has short term effects in terms of impact upon air quality and noise during construction and longer term impacts such as water use, waste, light pollution, energy consumption and traffic movements. This impact is likely and would be permanent; however, focusing future development in existing employment locations will limit impact in some way.	Sustainable design and construction and non-private vehicle transport solutions to be employed within developments.

Policy EE2: Planning for employment					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	n	The way in which proposals for employment uses would be considered, as set out in this policy, would not have any significant direct effects on this objective.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	++	++	++	This policy will have a significant long term positive effect for the District and wider area by planning for future employment growth.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	++	The policy makes specific reference to the need of new employment uses to consider sustainable modes of transport and major employment proposals, generating significant amounts of movement will be required to implement sustainable travel plans, which are all considered positive when judged against the objective. The positive effects of the policy will likely have initial short term positive impacts that will further improve as development gets built out over the lifetime of the Plan and further the accessibility and sustainable transport improvements are made to the sites.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	This policy directs new employment development to locations identified through Policy EE1 and identifies support for diversification and expansion of employment opportunities in rural locations. The policy also identifies criteria to support the protection of existing employment land from alternative development except in accordance with specific circumstances. The policy is not expected to have a direct sustainability effect upon this objective. As a general principle where redevelopment of existing employment land is pursued there may be opportunities to improve drainage to minimise existing levels of run-off, whilst any new employment development enabled through the policy would require appropriate siting and provision of drainage infrastructure in accordance with local plan policy.	Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.
Protect and enhance habitats and species and local Geodiversity	-	-	-	Whilst the policy directs new employment provision to existing allocations and sustainable locations within the District, it also encourages employment use and expansion in rural areas. This is likely to have a permanent minor negative effect upon this objective.	Direct rural employment towards brownfield sites where possible and the least sensitive sites with regards to biodiversity.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The policy has a neutral impact on this SA objective. Although it is stated that landscape character should not be harmed, there is not a positive contribution to enhancing this SA objective.	No mitigation identified.

Policy EE2: Planning for employment					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy encourages conversion of existing buildings are well-designed new buildings. It also requires that development would not have adverse impact upon the amenity and operation of neighbouring properties and businesses. This is a positive approach with regards to this SA objective that is likely and would have permanent effect.	No mitigation identified.

Policy EE3: Vibrant town and local centres					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	++	++	++	The policy directs new retail floorspace to existing retail centres and aims to prevent loss of A1, A2, A3, D1 and D2 uses. This would have a direct positive effect on this objective, in supporting the vibrancy of these areas, helping to protect the services and facilities they contain, and potentially encouraging more to locate there. The positive effect is highly probable and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	++	++	++	This policy will have a significant long term positive effect for the District and wider area by planning for future sustainable town centre development that will contribute to the District harnessing its economic potential in these sectors. Although there would be significant positive effects from this policy the effects are considered to be greater in the longer term as the strategic development sites get built out and supported with appropriate retail provision.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	The policy supports existing centres and seeks to place additional locally specific tests to development in out of centre locations so that development in centres is supported, which in turn strengthens the opportunities for people to access services and facilities by modes of transport other than the car, as existing centres are served by better connections and frequencies of public transport. The provision of appropriate retail facilities for each of the strategic sites would also provide some of the facilities and services that people would wish for and therefore reduce the need for people to travel by car.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	This policy supports the provision of new retail development to meet the needs for growth in Purbeck. The policy sets out the retail hierarchy that aims to direct retail development to existing town centres and also supports provision of small new retail provision as part of larger allocated sites at Wool and Redbridge Pit. In directing retail development to accessible centres and as part of new large housing developments the policy supports sustainable access with minor indirect positive effects in relation to climate change. Any new development delivered in relation to implementation of the policy would have a potentially negative impact upon this policy without adequate implementation of specific policy providing in the local plan.	Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.
Protect and enhance habitats and species and local Geodiversity	n	n	n	The policy's key aim is to direct retail development towards existing centres. It acknowledges that out of centre retail development could occur (which could be on greenfield sites) but only in certain circumstances. Subject to mitigation, no significant effects should occur.	Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective.

Policy EE3: Vibrant town and local centres					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	-	This policy aims to direct retail development towards existing town centres. Although out of town retail development may occur, it is not encouraged. There is the possibility of negative impacts, particularly for townscapes within Purbeck. Unless mitigated this minor negative impact could be likely and permanent.	Ensure development is sensitive to the unique townscapes.
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy's key aim is to direct retail development towards existing centres. This would have a positive permanent effect in reducing congestion that could be caused by travelling to out-of-centre locations and would be more likely to rely on conversion of existing buildings rather than new build. It acknowledges that out of centre retail development could occur but only in certain circumstances.	Apply other policies in the plan if out of centre retail development comes forward, in particular those regarding sustainable design and travel solutions.

Policy EE4: Supporting vibrant and attractive tourism					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The policy supports appropriate tourism development in Purbeck. Tourism development can have economic benefits to the area, including visitor spend on local services and facilities. There will be cases where development aimed at visitors could be beneficial to the local community. Tourism development could have the potential to negatively impact upon local services but the policy has been prepared to ensure this factor would be fully considered in the development management process. The positive effects are probable and would be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	++	++	++	This policy will support the District's economic potential from tourist related activities and accommodation will have long term positive effects for the District.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	-	-	-	The policy supports a sustainable approach for accommodation within a settlement boundary but some new tourist accommodation developments may not be within existing settlements and there is a likely possibility that an increase in tourist accommodation outside of settlements would lead to an increase in car journeys.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The policy presented supports the provision of new tourism related development to support an important economic sector in Purbeck. Some elements of potential tourism development would relate to aspects of the coast and landscape in Purbeck that would have an interrelationship with policy for coastal change and flood risk. Meanwhile, certain forms of tourism related accommodation in the countryside could be vulnerable to the impacts of climate change if not appropriately sited and supported by adequate infrastructure. As such, it will be important to ensure implementation of this policy is adequately supported by associated policy included in the Local Plan regarding flood risk, coastal change management, transport and accessibility.	Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.
Protect and enhance habitats and species and local Geodiversity.	n	n	n	The policy acknowledges that tourism in the area tends to be rural-based and so requires new development to avoid adverse impact upon the green belt, designated and non-designated landscapes and local, national and international sites of biodiversity importance. This would ensure no significant impacts.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	This policy acknowledges that rural tourism is significant to Purbeck's visitor economy. Although there could be negative impacts on landscapes, there have	No mitigation identified.

Policy EE4: Supporting vibrant and attractive tourism					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				been measures to ensure no adverse impact for designated and non-designated landscapes. There would be no significant impacts.	
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	Tourism activity can generate traffic and noise. Although other policies can be employed to assist with sustainable travel, it is considered there would be a general negative effect upon this SA objective.	Ensure sustainable travel solutions are delivered alongside tourism development.

Policy I1: Developer contributions to deliver Purbeck's infrastructure					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	The policy sets out the process in securing required infrastructure, including affordable housing. This has a direct positive effect upon this SA objective. There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term. This policy would be applied within the development management process and so the effects would be highly probable. The effects would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	++	++	The policy sets out the process in securing required infrastructure. This has a direct positive effect upon this SA objective. There may be a delay before some sites are completed and as such the benefits are likely to be more significant in the medium to long term. This policy would be applied within the development management process and so the effects would be highly probable. The effects would be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	-	n	+	This policy will have both positive and negative effects to the District with a cost to the development industry towards infrastructure costs but in the long term this infrastructure would contribute towards the District harnessing its economic potential by having the necessary infrastructure in place that would allow the economy to grow.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The policy supports investment in local transport improvements which would deliver long term positive effects to the District.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The overall thrust of this policy is to explicitly set out the Council's intention to utilise S106 and CIL for the provision of infrastructure necessary to support sustainable growth in Purbeck. The policy makes specific reference to affordable housing, transport, health, open space and education but does not explicitly identify contributions to support vulnerability to flooding and coastal change or vulnerability to climate change. The overall effect of the policy upon this sustainability objective is therefore expected to be neutral.	Infrastructure development should be sensitive to potential impacts upon flood risk and climate change and where necessary implementation of s106 or CIL for measures that would contribute positively to this objective should be pursued.
<b>Protect and enhance habitats and species and local Geodiversity</b>	u	u	+	The policy sets out the process in securing required infrastructure and makes reference to the need for open space to be improved. This has a direct positive	No mitigation identified.

Policy I1: Developer contributions to deliver Purbeck's infrastructure					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				<p>effect upon this SA objective.</p> <p>The implementation of the policy in relation to this SA objective is unknown: it will depend on each site whether the requirement or opportunity for open space or biodiversity enhancement exists. On this basis, positive effects (if any) would take some time to materialise.</p>	
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	<p>This policy ensures the securing of developer contributions and the areas in which the funds will be allocated to. As there is no mention of aspects for this SA objective, the impact is expected to be neutral. However, any potential negative impacts should be mitigated through appropriate infrastructure development.</p>	<p>Infrastructure development should be sensitive to landscapes, townscapes and cultural and historical assets.</p>
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	<p>Avoidance of pollution and consumption of natural resources are not specifically mentioned in the policy. However, it is expected that the policy exists to be applied to the mitigation of any relevant adverse impact. Therefore the effects are expected to be neutral.</p>	<p>No mitigation identified.</p>

Policy I2: Improving accessibility and transport					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	+	++	++	The policy sets out how the council would work towards delivering improvements to the transport system. The transport system is a facility in itself but it also ensures that people can reach the services and facilities they require. The policy would ensure that transport needs would be met when required as the result of development. In allowing people to reach services and facilities, the retention of those services and facilities is supported. There is also the promotion of development within accessible locations so that the need to travel to reach services and facilities is reduced. Criterion (g) of the policy requires the provision of superfast broadband infrastructure, which again is a facility in itself but also allows for the connectivity to other services and facilities. Overall the policy sets out a positive strategy for access to and retention of services and facilities that would benefit all ages. It is expected that the effects would be more significant over time as schemes are delivered. The policy is both proactive and reactionary to planning proposals. The probability of the effects is therefore considered likely. The effects would be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	This policy will have positive benefits by increasing options for employees to travel to work sustainably and facilitate employer's access to the employment market. Provision of the necessary infrastructure for connection to Superfast Broadband will also help support future economic development of businesses.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	++	++	++	The policy will lead to immediate long term positive effects to the District.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The policy supports the provision of transport infrastructure to enable growth and promote sustainable modes of travel including public transport, cycling and walking. There are no direct effects between policy for transport and flood risk and coastal change. In relation to climate change such support where it reduces reliance upon the private car has the potential to mitigate growth in pollution and carbon dioxide from transport but the effects within a rural district such as Purbeck are likely to be minimal and have no impact upon vulnerability to climate change.	No mitigation identified.

Policy I2: Improving accessibility and transport					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	u	u	u	The policy encourages improved transport connections. Whilst it is expected that most of this would be unlikely to have significant impacts, there is a possibility that new transport infrastructure could come forward within areas of green infrastructure or areas of geological or biodiversity sensitivity.	Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy sets out a positive strategy in employing sustainable travel solutions such as cycle paths, railway and public transport. It requires that developments located in most accessible locations. It also supports the improvement of road networks. The effect is expected to improve traffic flow thus reducing congestion. The overall effect is positive and would be permanent.	No mitigation identified.

Policy I3: Green infrastructure, trees, and hedgerows					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	Green infrastructure is an essential facility for a sustainable community. The policy aims to protect green infrastructure from loss and for it to be enhanced. The effect of this policy is therefore positive. This policy would be applied when considering all planning proposals and so the effects would be probable. The effects would be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No significant effect, although measures to protect and strengthen the existing green infrastructure network would be positive for the character and tourism value to the District.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	The policy will improve connections between different components of the green infrastructure network and specifically cycling and walking connections. Collectively these will lead to immediate long term positive effects to the District.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	+	+	The provision and protection of green infrastructure has a positive indirect effect upon sustainability objectives in relation to flooding, coastal change and climate change. Adequate green infrastructure provision and its integration with sustainable drainage infrastructure can have positive impacts for flood risk whilst there are associated benefits from provision of green infrastructure that support climate change mitigation and adaptation.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	++	++	++	The policy has a direct major positive impact upon this objective. The effect would be highly probable and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	No significant effect.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	+	+	+	Trees and hedgerows have a positive effect in managing pollution and so their protection and enhancement is positive with regards to this SA objective. The policy also expects development to enhance and connect sustainable transport routes. The effect is likely and would be permanent.	No mitigation identified.

Policy I4: Recreation, sport and open space					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	No significant effect.	No mitigation identified.
Promote services and facilities where need is identified	n	n	-	The policy aims to safeguard existing recreation, sport and open space facilities, which would have a direct positive effect on this SA objective. It also requires new development to make provision for such facilities; this however is only targeted at strategic sites. In this respect, smaller sites would not have to make provision and the cumulative long term effects of this could be negative should many smaller sites be delivered over the plan period. The probability of the effect is uncertain because it is not known how many smaller sites could come forward within the plan period. The negative impact would be permanent.	Revise policy to ensure consideration is given to smaller sites' contribution to recreation, sport and open space requirements.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No significant effect.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	New, retained and replacement open space provision all contribute to this policy having a positive effect against this objective and would promote healthy lifestyles.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	This policy supports the provision of appropriate recreation, sport and open space infrastructure as part of development and would have no direct effect upon sustainability objectives for flooding, coastal change and climate change. There is scope for such infrastructure to support and integrate with new and existing sustainable drainage infrastructure and the overall provision of facilities as part of development will have no direct implications in relation to climate change.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	+	+	+	Whilst open space used for recreation and sport is unlikely to be high in biodiversity value, the protection of open space generally would positively contribute to this SA objective. The effect would be probable and permanent.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	No significant effect.	No mitigation identified.
Minimise all forms of pollution and consumption of natural resources	n	n	n	No significant effect.	No mitigation identified.

Policy I5: Morden Park strategic suitable alternative natural green space and holiday park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	+	+	The HRA for Purbeck has identified that provision of SANGs is necessary to enable effective mitigation of the recreation impact of new development upon heathlands in Purbeck. Larger allocated sites are expected to make site specific provision of SANGs to enable their development. This policy positively identifies a strategic SANG intended to provide capacity for smaller and other windfall development. Consequently effective provision of this SANG would be important for securing adequate delivery of new homes in Purbeck.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	SANGs have the key function to avoid/mitigate the adverse effects of new homes on European sites but also provide a useful facility for the community. The delivery of the SANG may not be in the short term but would have a permanent positive effect once delivered.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The development of the holiday park would contribute towards the economic potential of the District and the delivery of the SANG would be critical in this and therefore this policy is considered to deliver long term positive effects to the District.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	Delivery of a SANG in this area of the District would prevent the need for the local population to travel elsewhere for recreation. This would have a permanent positive effect.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	A number of watercourses are present at this general location at the junction of the A35 and B0375. However, other than potential surface water flooding there are no identified flood zones in the vicinity of this proposal. The policy relates specifically to the provision of SANGs at this site and therefore does not in itself involve substantial hard landscaping or development. It is therefore unlikely that there would be any reduction in existing rates of drainage or increased risk of flooding. The associated holiday park development, that is not addressed through this policy would require appropriate design to safeguard the holiday properties from potential flood risk and to ensure appropriate drainage infrastructure is in place to prevent any increase in flood risk.	No mitigation identified by any works associated with the SANG or holiday park development should ensure appropriate implementation of policy for flood risk and sustainable drainage.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	+	++	SANGs have the key function to avoid/mitigate the adverse effects of from new homes on European sites. The delivery of the SANG may not be in the short term but would have a permanent positive effect once delivered and the potential for major positive effects in the conservation of European sites within the area.	No mitigation identified.

Policy I5: Morden Park strategic suitable alternative natural green space and holiday park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No direct effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No significant effect.	No mitigation identified.

Policy I6: Wareham integrated health and social care					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	+	+	No significant effect.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	n	+	The policy directly identifies the need for new health and social care in Wareham in response to evidence and advice. The delivery of this policy would have a positive impact in providing a facility that is required in this area. This would be particularly beneficial to more elderly residents who depend more heavily on healthcare. The policy does not set out how and when the new facilities would be delivered so the probability of the effects is unknown. On this basis, a neutral effect is noted in the short and medium term, with a positive effect in the longer term. If delivered, the effects would be permanent.	More clarity required in the Plan on the deliverability of the new facility.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	n	n	n	No significant effect.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	A new integrated healthcare hub would have a positive effect against this objective by providing accessible facilities and services with the potential to provide improved care through integrated services.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	+	+	+	This policy supports the re-organisation of health provision and consolidation of services at Wareham. The proposed development is not in an area of flood risk. There is some identified surface water flooding affecting Streche Road adjacent to Wareham Walls but this is not identified as a substantial barrier to the development whilst redevelopment of brownfield land provides an important opportunity to improve overall run-off rates from the site. The redevelopment of existing brownfield sites is an overall positive approach to development whilst the replacement of existing facilities with new build provision has a short term impact in relation to climate change and efficient use of resources but can be expected to enable delivery of a more effective and efficient building for the delivery of health services.	Ensure appropriate provision of drainage infrastructure as part of any redevelopment.
<b>Protect and enhance habitats and species and local Geodiversity</b>	u	u	u	The Middle School site does include some green infrastructure that is likely to be lost in part if redeveloped for healthcare facilities. There could be opportunities to retain the green infrastructure and even enhance its quality. The effect would be dependent on the detailed plans relating to the redevelopment.	Retain green infrastructure in the site's redevelopment and seek opportunities to increase its quality, particularly in regard to biodiversity.

Policy I6: Wareham integrated health and social care					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The proposal supports the relocation of health facilities from an existing site at Streche Road to a former middle school at Worgret Road. Part of the existing health facilities include or are adjacent to the Grade II listed Christmas Close Hospital. Development of new facilities at Worgret Road will bring about redevelopment of a currently cleared site. Appropriate and high quality design of the new facilities and effective protection and reuse of the Grade II listed building would bring about an overall positive effect for this proposal.	Ensure effective implementation of policy for the promotion of high quality design and conservation and enhancement of heritage assets.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	n	n	The nature of the relocation of facilities is not known at this stage but the effect could be negative if it involved the demolition of one property and rebuilding elsewhere. There would be pollution created in the construction stage. The proposal does however, ensure the retention on facilities within an accessible location. In employing sustainable design and construction, the effect could be neutral.	New build facility should incorporate energy efficient design.

Policy 17: Community facilities and services					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	+	The policy ensures the Plan provides a positive approach to the provision and retention of community facilities. In the context of supporting housing delivery across rural communities this has no direct effect upon the provision of housing. However, in aiding the overall sustainability of communities across Purbeck the policy improves over the longer term the potential for small towns and villages in the District to provide the services and facilities necessary to enable sustainable housing growth.	No mitigation identified.
Promote services and facilities where need is identified	++	++	++	The policy would ensure that any required community facilities and services are provided alongside new development. The policy also ensures that services and facilities that are used by the community are not lost. Without the policy, the provision of services and facilities would be at risk and so it would have a major positive effect. The positive effects are highly probable and would be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	n	n	n	No significant effect.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	The policy is supportive of community facilities and it would have a positive effect against this objective by providing the facilities and services that meets local need and located close to a settlement that would be accessible. These effects would be positive, particularly in the long term.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	This policy supports the provision and retention of community facilities across the District. The policy makes no specific reference to the relationship between development and flood risk and consequently is assessed as having no significant effect upon the objective.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No direct effect.	No mitigation identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	-	n	n	This policy acknowledges the impact of new community facilities. The policy encourages proposals to be within a settlement; however, in certain circumstances where they are not within a settlement there could be potential negative impacts. These impacts have been mitigated by ensuring the impact on landscape, environment and local character is minimised. This would only minimise and not completely mitigate all potential negative impacts. As community facilities are built, it is expected that the negative impact would become less as the development takes form. By ensuring community	Mitigation already identified in policy.

Policy 17: Community facilities and services					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				development is sensitive to the aspects identified in this SA objective; the negative impact would not be permanent.	
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The general aims of retaining existing facilities and services, and directing new facilities and services to accessible locations directly supports this objective. The effects would be likely and permanent.	No mitigation identified.

Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck’s housing need as possible</b>	+	+	+	The policy sets out a proactive approach to overcoming issues in the delivery of the Local Plan objectives. This is seen as positive strategy in ensuring that the required housing provision is being delivered over the Plan period. The probability of the effect is unknown as the policy would only need to be implemented if the Plan was not delivering the progress as intended.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The policy sets out a proactive approach to overcoming issues in the delivery of the Local Plan objectives. This is seen as a positive strategy to ensure that the required service and facility provision is being delivered over the Plan period. The probability of the effect is unknown as the policy would only need to be implemented if the Plan was not being implemented as intended.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The policy actively seeks to enable sustainable development to proceed and this policy outlines the process of how this will be monitored and the measures to overcome issues affecting the implementation of the policies. When considering the delivery of the economic potential within Purbeck this is a positive long term effect that breeds confidence for economic delivery and will start immediately with the adoption of the Plan.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The policy actively seeks to enable sustainable development to proceed and this policy outlines the process of how this will be monitored and the measures to overcome issues affecting the implementation of the policies. In respect of reducing the need to travel by car and encouraging more sustainable modes of transport, this may take time but through the delivery of a coordinated policy approach, advocated in the Plan, Purbeck will begin delivering immediately on adoption of the Plan with long term benefits.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	+	+	+	The policy sets out a proactive approach to manage issues in the delivery of the Local Plan identified through the Authority Monitoring Report. The approach reinforces the potential effectiveness of policy for flood risk, coastal erosion and climate change - ensuring a strategy is in place to firstly highlight issues that might arise and then take action to address those issues. Ensuring an effectively monitored plan and commitment to delivery would support achieving a positive sustainability effect against this objective in the short medium and long terms, minimising the potential for any long term negative effects to arise.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	+	+	+	The policy sets out a proactive approach to overcoming issues in the delivery of the Local Plan objectives. This is seen as a positive strategy to ensure that the necessary protection is being afforded to habitats, species, green infrastructure	No mitigation required.

Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
				and geodiversity over the Plan period. The probability of the effect is unknown as the policy would only need to be implemented if the Plan was not delivering as intended.	
<b>Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets</b>	+	+	+	The policy sets out a proactive approach to overcoming issues in the delivery of the Local Plan objectives. This is seen as a positive strategy in ensuring that the required service and facility provision is being delivered over the Plan period. The probability of the effect is unknown as the policy would only need to be implemented if the Plan was not delivering as intended.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	+	+	+	The policy sets out a proactive approach to overcoming issues in the delivery of the Local Plan objectives. This is seen as a positive strategy to ensure that the necessary pollution avoidance, energy efficiency and avoidance of natural resource consumption is being applied over the Plan period. The probability of the effect is unknown as the policy would only need to be implemented if the Plan was not delivering as intended.	No mitigation required.

# **Purbeck Local Plan Submission Sustainability Appraisal of Potential Site Allocations: Appendix 2**

**Updated following Pre-submission draft  
January 2019**

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## Proposed housing sites

Site name: Land to the east of Wareham Road, Lytchett Matravers					
Application Number: SHLAA/0026					
Old Ref. Number: 614/0271					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Lytchett Matravers, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide new services and facilities alongside it, particularly those that are required within an area.  There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term.  Probability of the effect is uncertain – will depend upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.

**Site name: Land to the east of Wareham Road, Lytchett Matravers**  
**Application Number: SHLAA/0026**  
**Old Ref. Number: 614/0271**

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The site would benefit from proximity to existing services and facilities. Lytchett Matravers benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. The site is located close to a watercourse to the east for which there is associated surface water flood risk. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to the east of Wareham Road, Lytchett Matravers					
Application Number: SHLAA/0026					
Old Ref. Number: 614/0271					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the green belt and thus its removal and development would see the loss of some openness in this location, although the current openness is limited due to development to the north and south as demonstrated in the green belt study. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges and integration with the existing, surrounding built form.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land to the east of Wareham Road, Lytchett Matravers

Application Number: SHLAA/0026

Old Ref. Number: 614/0271

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

**Site name: Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers**  
**Application Number: SHLAA/ 0024**  
**Old Ref. Number: 6/14/0269**

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Lytchett Matravers, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide new services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain – dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers

Application Number: SHLAA/ 0024

Old Ref. Number: 6/14/0269

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The site would benefit from proximity to existing services and facilities. Lytchett Matravers benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. The site is located close to a watercourse to the east for which there is associated surface water flood risk. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers

Application Number: SHLAA/ 0024

Old Ref. Number: 6/14/0269

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that could be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the green belt and thus its removal and development would see the loss of some openness in this location, although the current openness is limited due to development to the north and west. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land at Blaney's Corner to the south of Wimborne Road, Lytchett Matravers  
 Application Number: SHLAA/ 0024  
 Old Ref. Number: 6/14/0269

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build, and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to the east of Flower's Drove, Lytchett Matravers					
Application Number: SHLAA/ 0025					
Old Ref. Number: 6/14/0270					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Lytchett Matravers, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide new services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain – dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Land to the east of Flower's Drove, Lytchett Matravers					
Application Number: SHLAA/ 0025					
Old Ref. Number: 6/14/0270					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	The site would benefit from proximity to existing services and facilities. Lytchett Matravers benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. The site is located close to a watercourse to the east for which there is associated surface water flood risk. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to the east of Flower's Drove, Lytchett Matravers					
Application Number: SHLAA/ 0025					
Old Ref. Number: 6/14/0270					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that could be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the Green Belt and thus its removal and development would see the loss of some openness in this location, although the current openness is limited due to development to the north and west. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges and integration with the existing, surrounding built form.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land to the east of Flower's Drove, Lytchett Matravers

Application Number: SHLAA/ 0025

Old Ref. Number: 6/14/0270

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land at Bere Farm, near Lytchett Minster and Lytchett Matravers					
Application Number: SHLAA/0041					
Old Ref. Number: 6/15/1373					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a large site, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	-	n	+	This site is to the south of Lytchett Matravers, which has a range of services and facilities. The distance between the site and Lytchett Matravers means that it would be unlikely that residents of the site would use the services and facilities. New development of this scale offers the opportunity to provide new services and facilities alongside it, and could help to deliver services and facilities that are required within an area to the benefit of existing residents. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the longer term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term negative effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

# CAPITA

<p><b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b></p>	n	n	n	<p>The site would benefit from proximity to existing services and facilities. Lytchett Matravers benefits from some bus services but no rail connections. A site of this size would require public transport provision to be delivered alongside homes.</p> <p>It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it could potentially enhance access in the area rather than just mitigate adverse effects.</p>	<p>Provision of pedestrian, cycle ways and public transport should be delivered with development. Improvements to the road network may need further investigation.</p>
<p><b>Reduce vulnerability to flooding and coastal change and plan for climate change</b></p>	n	n	n	<p>The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. Parts of the site have a low to high surface water flood risk. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.</p>	<p>Follow the requirements of relevant local and national planning policy to mitigate flood risk.</p>
<p><b>Protect and enhance habitats and species and local Geodiversity</b></p>	-	-	n	<p>Whilst the site is not designated, there is the potential for some harm to biodiversity, and geodiversity, and there would be a loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity. New, accessible green infrastructure could be provided within the site. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.</p>	<p>Ensure new development designs-in opportunities for biodiversity and new green infrastructure.</p>

# CAPITA

<p><b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b></p>	<p>--</p>	<p>-</p>	<p>n</p>	<p>The southern site boundary is immediately adjacent to the grade II listed Newton farmhouse. Development at this site must be informed by a full understanding of the Farmhouse's significance and its design respond accordingly to avoid harm. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them.</p> <p>The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the green belt and thus its removal and development would see a substantial loss of openness in this location. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.</p> <p>The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.</p>	<p>Undertake research into the significance of the adjacent listed building and design development accordingly. Further archaeological site investigations are needed to identify any assets and/or the significance of them.</p> <p>Application of high standards of design quality within the site.</p>
<p><b>Minimise all forms of pollution and consumption of natural resources</b></p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	<p>A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.</p>

Site name: Land to west of Lytchett Minster					
Application Number: SHLAA/0035					
Old Ref. Number: 6/15/1316					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a large site, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	-	n	+	This site is to the west of Lytchett Minster, which although has a range of services and facilities, they would be insufficient to meet the day to day needs of new residents. New development offers the opportunity to provide some new services and facilities alongside it, and could help to deliver services and facilities that are required within an area to the benefit of existing residents. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the longer term. Probability of the effect is uncertain – will depend upon the mitigation that can be secured in respect of services and facilities. There would be a short term negative effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Land to west of Lytchett Minster					
Application Number: SHLAA/0035					
Old Ref. Number: 6/15/1316					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The site would benefit from proximity to some existing services and facilities. Lytchett Minster benefits from some bus services but no rail connections. Some public transport provision would likely be required to be delivered alongside homes. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Pedestrian, cycle ways and public transport should be delivered with development. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. Parts of the site have a low to high surface water flood risk. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, and geodiversity, and there would be a loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity. New, accessible green infrastructure could be provided within the site. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.

Site name: Land to west of Lytchett Minster					
Application Number: SHLAA/0035					
Old Ref. Number: 6/15/1316					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	---	-	n	<p>The southern site boundary is immediately adjacent to the grade II listed North Holton Farmhouse and Lytchett Minster United Reformed Church. Development at this site must be informed by a full understanding of these heritage assets' significance and the design must respond accordingly to avoid harm.</p> <p>Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them.</p> <p>The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the green belt and thus its removal and development would see a substantial loss of openness in this location. Exceptional circumstances for green belt release were not found in green belt study. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.</p> <p>The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.</p>	<p>Undertake research into the significance of the adjacent listed buildings and design development accordingly. Further archaeological site investigations are needed to identify any assets and/or the significance of them.</p> <p>Application of high standards of design quality within the site.</p>
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	<p>A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.</p>

Site name: Moreton Pit, Redbridge Road, Moreton Application Number: SHLAA/0048 and SHLAA/0049 Old Ref. Number: 6/17/1306 and 6/17/1307					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	This allocation is close to Crossways, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development, especially a large site such as this, offers the opportunity to provide and enhance services and facilities alongside it, particularly those that are required within an area. Local health infrastructure and education are known areas of infrastructure likely to require contributions here. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent. Development is both allocated and proposed at Crossways within West Dorset District Council, in close proximity to Moreton Station / Redbridge Pit that could lead to additional impacts upon service provision in the area.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered. Ensure development of proposals takes appropriate consideration of the wider development proposals in the area and supported by appropriate cross boundary cooperation.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

# CAPITA

Site name: Moreton Pit, Redbridge Road, Moreton Application Number: SHLAA/0048 and SHLAA/0049 Old Ref. Number: 6/17/1306 and 6/17/1307					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities in Crossways. The site itself does not currently benefit from bus services but Crossways does. Moreton Station provides a rail link to Dorchester and Poole. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it could enhance as well as mitigate any adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. Parts of the sites are at some risk of surface water flooding. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Moreton Pit, Redbridge Road, Moreton Application Number: SHLAA/0048 and SHLAA/0049 Old Ref. Number: 6/17/1306 and 6/17/1307					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development of this scale would inevitably have a notable impact upon the landscape/townscape of the area. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

# CAPITA

Site name: Moreton Pit, Redbridge Road, Moreton Application Number: SHLAA/0048 and SHLAA/0049 Old Ref. Number: 6/17/1306 and 6/17/1307					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to north of Moreton Station, Moreton					
Application Number: SHLAA/0050					
Old Ref. Number: 6/17/1308					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	This allocation is close to Crossways, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide and enhance services and facilities alongside it, particularly those that are required within an area. Local health infrastructure and education are known areas of infrastructure likely to require contributions here. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent. Development is both allocated and proposed at Crossways within West Dorset District Council, in close proximity to Moreton Station / Redbridge Pit that could lead to additional impacts upon service provision in the area.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered. Upgrade to existing utilities would be required to support this development. Ensure development of proposals takes appropriate consideration of the wider development proposals in the area and supported by appropriate cross boundary cooperation.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Land to north of Moreton Station, Moreton					
Application Number: SHLAA/0050					
Old Ref. Number: 6/17/1308					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	<p>The site would benefit from proximity to existing services and facilities in Crossways. The site itself does not currently benefit from bus services but Crossways does. Moreton Station provides a rail link to Dorchester and Poole.</p> <p>It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored.</p> <p>The size of the site would mean that any access/transport development delivered alongside it could enhance as well as mitigate any adverse effects.</p>	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	<p>The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. Parts of the site, particularly at the northern boundary, are at some risk of surface water flooding (in the main, a low risk). Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.</p>	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to north of Moreton Station, Moreton					
Application Number: SHLAA/0050					
Old Ref. Number: 6/17/1308					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Development at this site would be unlikely to represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the Green Belt. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development would have an impact upon the landscape/townscape of the area. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land to north of Moreton Station, Moreton					
Application Number: SHLAA/0050					
Old Ref. Number: 6/17/1308					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land at Policeman's Lane, Upton					
Application Number: SHLAA/0039					
Old Ref. Number: 6/15/1320					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Upton, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Land at Policeman's Lane, Upton Application Number: SHLAA/0039 Old Ref. Number: 6/15/1320					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The site would benefit from proximity to existing services and facilities. Upton benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The southern boundary of the site is within Flood Zone 3 but with consideration in site layout and design, risk to homes could be avoided. Parts of the site's boundary are at some risk of surface water flooding. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land at Policeman's Lane, Upton

Application Number: SHLAA/0039

Old Ref. Number: 6/15/1320

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. As homes were allocated in Upton in 2012, a SANG has already been provided that would serve to mitigate adverse effects upon European sites; this SANG has the potential for expansion if required.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the green belt and thus its removal and development would see the loss of some openness in this location. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges . The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land at Policeman's Lane, Upton

Application Number: SHLAA/0039

Old Ref. Number: 6/15/1320

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Frenches Farm, Policemans Lane, Upton					
Application Number: SHLAA/0098					
Old Ref. Number: new site					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. It is proposed that the site could accommodate a 65 bed car home. Alternatively, as a site of over 20 units, in applying other policies in the Plan, it could allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Upton, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain – will depend upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing permanent improvements to the local economy overall.	No mitigation identified.

Site name: Frenches Farm, Policemans Lane, Upton					
Application Number: SHLAA/0098					
Old Ref. Number: new site					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	The site would benefit from proximity to existing services and facilities. Upton benefits from some bus services but no rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site would mean that any access/transport development delivered alongside it would probably mitigate adverse effects rather than enhance.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. Some small areas of the northern part of the site are at a low risk of surface water flooding. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Frenches Farm, Policemans Lane, Upton					
Application Number: SHLAA/0098					
Old Ref. Number: new site					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. As homes were allocated in Upton in 2012, a SANG has already been provided that would serve to mitigate adverse effects upon European sites; this SANG has the potential for expansion if required.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	n	Development at this site would not represent harm to designated heritage assets or their settings. Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB). It is within the Green Belt and thus its removal and development would see the loss of some openness in this location. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges and integration with the existing built form. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Frenches Farm, Policemans Lane, Upton					
Application Number: SHLAA/0098					
Old Ref. Number: new site					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to the west of Chalk Pit Lane and Oakdene Road, Wool					
Application Number: SHLAA/ 0081					
Old Ref. Number: 6/24/0241					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

Site name: Land to the west of Chalk Pit Lane and Oakdene Road, Wool

Application Number: SHLAA/ 0081

Old Ref. Number: 6/24/0241

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site and opportunities relating to the railway station would mean that any access/transport development delivered alongside it could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to the west of Chalk Pit Lane and Oakdene Road, Wool					
Application Number: SHLAA/ 0081					
Old Ref. Number: 6/24/0241					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	The site is bordered to the south by a Romano-British settlement site that is designated as a scheduled ancient monument. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Work with Historic England towards a design that would not cause unacceptable harm to the significance to the SAM, e.g. through the presence of an undeveloped buffer. Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land to the west of Chalk Pit Lane and Oakdene Road, Wool					
Application Number: SHLAA/ 0081					
Old Ref. Number: 6/24/0241					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to the north east of Burton Cross Roundabout, Portland House, Wool					
Application Number: SHLAA/0123, SHLAA/0082 and					
Old Ref. Number: 6/27/1309, 6/27/0242 and 6/27/0248					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

# CAPITA

Site name: Land to the north east of Burton Cross Roundabout, Portland House, Wool					
Application Number: SHLAA/0123, SHLAA/0082 and					
Old Ref. Number: 6/27/1309, 6/27/0242 and 6/27/0248					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site and opportunities relating to the railway station would mean that any access/transport development delivered alongside it could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. Some parts of the site are at risk of surface water flooding and avoidance/mitigation will need to be implemented. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to the north east of Burton Cross Roundabout, Portland House, Wool					
Application Number: SHLAA/0123, SHLAA/0082 and					
Old Ref. Number: 6/27/1309, 6/27/0242 and 6/27/0248					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	There are a number of grade II listed buildings to the west of this site. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the Green Belt. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Further work required on the contribution the site makes to the significance of the nearby listed building and a design that responds positively to this evidence. Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

# CAPITA

Site name: Land to the north east of Burton Cross Roundabout, Portland House, Wool					
Application Number: SHLAA/0123, SHLAA/0082 and					
Old Ref. Number: 6/27/1309, 6/27/0242 and 6/27/0248					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to the north west of Burton Cross Roundabout, Wool					
Application Number: SHLAA/0099					
Old Ref. Number: 6/27/0249					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
Promote services and facilities where need is identified	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area.  There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term.  Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

Site name: Land to the north west of Burton Cross Roundabout, Wool					
Application Number: SHLAA/0099					
Old Ref. Number: 6/27/0249					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The opportunities relating to the railway station would mean that any access/transport development delivered could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.

Site name: Land to the north west of Burton Cross Roundabout, Wool					
Application Number: SHLAA/0099					
Old Ref. Number: 6/27/0249					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	<p>There are a number of grade II listed buildings to the east of this site. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them.</p> <p>The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the Green Belt.</p> <p>The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.</p> <p>Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.</p>	<p>Further work required on the contribution the site makes to the significance of the nearby listed building and a design that responds positively to this evidence.</p> <p>Further archaeological site investigations are needed to identify any assets and/or the significance of them.</p> <p>Application of high standards of design quality within the site.</p>
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	<p>A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.</p>

Site name: Land to east of Lower Hillside Road, Wool					
Application Number: SHLAA/0101					
Old Ref. Number: 6/27/0258					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

Site name: Land to east of Lower Hillside Road, Wool					
Application Number: SHLAA/0101					
Old Ref. Number: 6/27/0258					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site and opportunities relating to the railway station would mean that any access/transport development delivered alongside it could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	A comprehensive Strategic Flood Risk Assessment has previously been carried out for this site. The site is not at risk from issues due to climate change and subsequent sea level rise. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to east of Lower Hillside Road, Wool					
Application Number: SHLAA/0101					
Old Ref. Number: 6/27/0258					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	Archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt; however, it is visible from AONB and any development should acknowledge the importance of this location. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.	Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site, ensuring impact on nearby AONB is minimised in light of exposed nature of site.

Site name: Land to east of Lower Hillside Road, Wool					
Application Number: SHLAA/0101					
Old Ref. Number: 6/27/0258					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's proposed Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to south of Wool Application Number: SHLAA/0100 Old Ref. Number: 6/27/0254					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

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Site name: Land to south of Wool Application Number: SHLAA/0100 Old Ref. Number: 6/27/0254					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site and opportunities relating to the railway station would mean that any access/transport development delivered alongside it could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	A comprehensive Strategic Flood Risk Assessment has previously been carried out for this site. The site is not at risk from issues due to climate change and subsequent sea level rise. A very small area within the eastern part of the site is identified as being at a low risk of surface water flooding. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to south of Wool Application Number: SHLAA/0100 Old Ref. Number: 6/27/0254					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	n	The site is fairly close to the designated scheduled ancient monument to the south west. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt; however, it is likely that development at this site would have a prominent appearance in the landscape. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.	Work with Historic England towards a design that would not cause unacceptable harm to the significance to the SAM. Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site, with particular regard for its prominent appearance.

Site name: Land to south of Wool Application Number: SHLAA/0100 Old Ref. Number: 6/27/0254					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's proposed Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land off the A352, Wool Application Number: SHLAA/0102 Old Ref. Number: 6/27/0546					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain – will depend upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

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Site name: Land off the A352, Wool Application Number: SHLAA/0102 Old Ref. Number: 6/27/0546					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The size of the site and opportunities relating to the railway station would mean that any access/transport development delivered alongside it could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	A comprehensive Strategic Flood Risk Assessment has previously been carried out for this site. The site is not at risk from issues due to climate change and subsequent sea level rise. The northern boundary of the site has a small area that is identified as being at a low to high risk of surface water flooding. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land off the A352, Wool Application Number: SHLAA/0102 Old Ref. Number: 6/27/0546					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The proposed Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	-	n	The site is fairly close to the designated scheduled ancient monument to the south east. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the Green Belt. However it does provide an attractive undeveloped, open gateway to Wool, and this would be irreversibly changed. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges. The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase.	Work with Historic England towards a design that would not cause unacceptable harm to the significance to the SAM. Further archaeological site investigations are needed to identify any assets and/or the significance of them. Application of high standards of design quality within the site.

Site name: Land off the A352, Wool Application Number: SHLAA/0102 Old Ref. Number: 6/27/0546					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's proposed Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: Land to the north of the railway line off Sandhills Crescent, Wool

Application Number: SHLAA/0085

Old Ref. Number: 6/27/0246

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	+	++	++	Allocation of this site would contribute to the District's housing requirements. As a site of over 20 units, in applying other policies in the Plan, it would allow for the delivery of affordable, self-build and single storey homes. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. The effects are likely and would be permanent.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	n	+	+	This allocation is within Wool, which has a range of services and facilities. More homes in this location could put pressure on existing services and facilities, but also help to support their retention. New development offers the opportunity to provide or improve services and facilities alongside it, particularly those that are required within an area. There may be a delay before the site is completed and as such the benefits are likely to be more significant in the medium to long term. Probability of the effect is uncertain, dependent upon the mitigation that can be secured in respect of services and facilities. There would be a short term neutral effect but then the positive effects would likely be permanent.	Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when the site is delivered.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall. This site is located in close proximity to Dorset Innovation Park with its related employment opportunities. Additional homes may help support new/additional investment at the Innovation Park.	No mitigation identified.

# CAPITA

Site name: Land to the north of the railway line off Sandhills Crescent, Wool					
Application Number: SHLAA/0085					
Old Ref. Number: 6/27/0246					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	+	+	The site would benefit from proximity to existing services and facilities. Wool benefits from bus services and rail connections. It is likely that many residents would use private vehicle to meet their daily needs. The effect on the local road network is unknown and would need to be explored. The opportunities relating to the railway station would mean that any access/transport development delivered could enhance provision as well as mitigate adverse effects.	Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals. Improvements to the road network may need further investigation.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	The site selection has been informed by a comprehensive Strategic Flood Risk Assessment. The site is not at risk from issues due to climate change and subsequent sea level rise. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: Land to the north of the railway line off Sandhills Crescent, Wool

Application Number: SHLAA/0085

Old Ref. Number: 6/27/0246

SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Whilst the site is not designated, there is the potential for some harm to biodiversity, geodiversity and loss of green infrastructure. This negative effect is likely but would not be permanent: whilst there could be some harm to biodiversity and geodiversity, and loss of green infrastructure that would be irreversible, new development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure. The Plan requires that allocated sites deliver a SANG to mitigate the effects of new homes on European sites.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	-	n	n	There are a number of grade II listed buildings to the north of this site. Development at this site could therefore represent harm to its setting and archaeological site surveys may be needed to identify the presence or significance of any buried remains and potential harmful impacts on them. The site is located outside of the Area of Outstanding Natural Beauty (AONB) and the green belt.  The presence of a building site will inevitably cause detriment to the landscape and townscape over the short term construction phase. Development has the potential to minimise impact on the wider landscape through layout and design measures, for instance, through the use of screening and soft edges.	Further work required on the contribution the site makes to the significance of the nearby listed building and a design that responds positively to this evidence. Further archaeological site investigations are needed to identify any assets and/or the significance of them.  Application of high standards of design quality within the site.

Site name: Land to the north of the railway line off Sandhills Crescent, Wool					
Application Number: SHLAA/0085					
Old Ref. Number: 6/27/0246					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Minimise all forms of pollution and consumption of natural resources	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. Wool's location close to the Innovation Park could mean that pollution caused by traffic could be lessened.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

## Proposed sites safeguarded for employment uses

Site name: ES1 Holton Heath Trading Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site is not within a settlement so it does not provide further accessible facilities to the community. The continued provision of and addition of employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable with positive effects likely to be more prominent in the long-term as the impact of more developments can be seen. The effects are expected to be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	++	++	++	The continued provision of and addition of employment land in this strategic employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking	+	+	+	The site is served by Holton Heath Rail Station and a number of bus services operate along Wareham Road. The site is well served by public transport. Continued allocation of this site would avoid the use of greenfield sites elsewhere that may not be as accessible. This positive effect is highly likely and would be permanent so long as both the employment site and public transport facilities continued successfully to support one another.	No mitigation identified.

Site name: ES1 Holton Heath Trading Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
and use of public transport					
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	Continued use of this site would have no impact upon flooding and climate change issues. The development of the additional 5.7ha available land, which is within Flood Zone 1, is unlikely to have a significant effect.	Ensure flood resilient measures are built into any new development as required.
Protect and enhance habitats and species and local Geodiversity	-	n	n	Part of the surrounding area is protected as a SPA, SAC and SSSI. The development of the additional 5.7ha at this established employment area could give rise to significant impacts upon the species and habitats of these protected sites. New development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure.	Impact assessments on the potential effect upon protected sites should be carried out and any required mitigation implemented prior to available land being developed.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	n	n	n	The development of the additional 5.7ha at this established employment area is unlikely to give rise to significant impacts upon the landscape and townscape of the area.	Application of high standards of design quality within the site.

Site name: ES1 Holton Heath Trading Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase of the additional 5.7ha land, the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate some negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources.</p> <p>The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: ES2 Dorset Innovation Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site is not within a settlement so it does not provide further accessible facilities to the community. The continued provision of and addition of employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas.  The effects are envisaged as probable with positive effects likely to be more prominent in the long-term as the impact of more developments can be seen. The effects are expected to be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	++	++	++	The continued provision of and addition of employment land in this strategic employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	-	-	-	The site itself is not served by public transport. Nearby Wool is, but its nearest bus stop is 1 mile away from the site and the train station is 2 miles away from the site. It is highly likely therefore, that employees would be reliant on private car. Given the scale of growth and importance of this strategic site, bus routes and cycle paths should be delivered alongside the development of the 40ha of available land. Consideration could be given to the delivery of a new train stop at the site.	Secure sustainable transport facilities agonised new development.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Some parts of the site are within Flood Zones 2 and 3. Given the size of the site, those areas most at risk could be avoided when new development comes forward. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.

Site name: ES2 Dorset Innovation Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	-	-	n	Part of the surrounding area is protected as a SPA, SAC and SSSI. The development of the additional 40ha at this employment area could give rise to significant impacts upon the species and habitats of these protected sites. New development can compensate by incorporating opportunities for biodiversity and new green infrastructure. If designed well, new development could result in a net increase in biodiversity and green infrastructure.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	Development on the scale proposed would change the appearance of the area; however, the site is not a landscape or townscape of particular note, and despite its size, is well screened from the wider area. There would be no significant effect.	Application of high standards of design quality within the site.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change. During the construction phase of the additional 40ha land, the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate some negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: ES3 Townsend Business Park, North Street					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	Bere Regis is well served by buses; however as there is no change proposed to the existing allocation. There will be no significant effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
Protect and enhance habitats and species and local Geodiversity	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES3 Townsend Business Park, North Street					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES4 Old Milk Depot					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of and availability of further employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The continued provision of employment land with the availability of further at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	Corfe Castle is well served by buses and trains; however, as there is no change proposed to the existing allocation, there will be no significant effect. Continued allocation of this site would avoid the use of greenfield sites elsewhere that may not be as accessible. This positive effect is highly likely and would be permanent so long as both the employment site and public transport facilities continued successfully to support one another.	No mitigation identified.

Site name: ES4 Old Milk Depot					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Some parts of the edge of the site are within Flood Zones 2 and 3. Those areas most at risk could be avoided when new development comes forward. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	Development at this site would be unlikely to cause significant harm to habitats, species and local geodiversity.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The site is within an area of outstanding natural beauty, within a conservation area and is adjacent to several listed buildings. The scale of development here would be unlikely to significantly impact upon the AONB but has the potential to harm the heritage assets. Development could also enhance heritage assets, if designed well. This impact is dependent upon design so its likelihood is unknown.	Investigations needed into the impact upon the significance of heritage assets in the vicinity, and appropriate avoidance or mitigation of harm implemented if required.
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change. During the construction phase of the additional 0.3ha land, the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate some negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: ES5 Freeland Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	Lychett Matravers is well served by buses; however, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES5 Freeland Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES5 Freeland Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Site name: ES6 Factory Road Trading Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	Upton is well served by buses and a train station is approximately 1 mile to the south at Hamworthy. However, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.

Site name: ES5 Freeland Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES7 Axium Centre					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community and is not within an area with a range of services and facilities. The continued provision of employment land in this location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	n	n	n	Several buses serve the site's area. However, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES7 Axium Centre					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES8 Romany Works Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site does not provide further accessible facilities to the community and is not within an area with a range of services and facilities. The continued provision of employment land in this location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	Buses serve the site's area; however as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES8 Romany Works Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES9 Prospect Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	Swanage is well served by buses and a train station, approximately 0.7 miles to the south east. However, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES9 Prospect Business Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES10 Victoria Avenue Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site does not provide further accessible facilities to the community but is within an area with a range of services and facilities. The continued provision of employment land in this accessible location would enable some employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable and permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	Swanage is well served by buses and a train station, approximately 0.7 miles to the south east. However, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES10 Victoria Avenue Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES11 Sandford Lane Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community. The continued provision of and addition to employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable with positive effects likely to be more prominent in the long-term as the impact of more developments can be seen. The effects are expected to be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	++	++	++	The continued provision of and addition of employment land at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The site is served by Wareham Rail Station and a number of bus services. The site is well served by public transport. Continued allocation of this site would avoid the use of greenfield sites elsewhere that may not be as accessible. This positive effect is highly likely and would be permanent so long as both the employment site and public transport facilities continued successfully to support one another.	No mitigation identified.

Site name: ES11 Sandford Lane Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Some parts of the edge of the site are within Flood Zones 2 and 3. Those areas most at risk could be avoided when new development comes forward. Mitigation would be required to avoid adverse impacts. There is potential for any new development to impact on flooding through, for example, increased run-off. However, any new development is required to demonstrate that impacts are neutral and drainage solutions are sustainable prior to occupation.	Follow the requirements of relevant local and national planning policy to mitigate flood risk.
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	Part of the surrounding area is protected as a SPA, Ramsar, SAC and SSSI. The development of the additional 1ha at this established employment area is unlikely to give rise to significant impacts upon the species and habitats of these protected sites.	Impact assessments on the potential effect upon protected sites should be carried out and any required mitigation implemented prior to available land being developed.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	The development of the additional 1ha at this established employment area is unlikely to give rise to significant impacts upon the landscape and townscape of the area.	Application of high standards of design quality within the site.

Site name: ES11 Sandford Lane Estate					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Minimise all forms of pollution and consumption of natural resources</b>	-	-	-	<p>Purbeck has no areas of poor air quality and this level of construction is unlikely to cause this to change.</p> <p>During the construction phase of the additional 1ha land, the consumption of natural resources used for the build and air quality and noise pollution caused by the build will generate some negative effects. In the longer term as the allocation is built out these will decrease. It will however leave the area with increased air pollution, light pollution and consumption of natural resources. The use of sustainable technology and materials will help to reduce the impact as much as possible therefore developers will be encouraged to use sustainable materials, as per the Plan's Design policy.</p>	A positive approach to delivery of sustainable development and minimising energy consumption in the design of the development.

Site name: ES12 Admiralty Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Continued allocation of this site would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site is not within a settlement so it does not provide further accessible facilities to the community. The continued provision of and addition to employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable with positive effects likely to be more prominent in the long-term as the impact of more developments can be seen. The effects are expected to be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	+	+	+	The continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	n	n	n	The site is served by Holton Heath Rail Station and a number of bus services operate along Wareham Road. The site is well served by public transport. However, as there is no change proposed to the existing allocation, there will be no significant effect.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

Site name: ES12 Admiralty Park					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	No change proposed to the existing allocation, so no significant effect.	No mitigation identified.

## Existing employment sites not proposed to be safeguarded

Site name: Westminster Road, Wareham					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
Meet as much of Purbeck's housing need as possible	n	n	n	Safeguarding this site for employment uses would have no significant effect upon meeting housing need.	No mitigation identified.
Promote services and facilities where need is identified	+	+	+	The employment site does not provide further accessible facilities to the community. The continued provision of employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable with positive effects. The effects are expected to be permanent.	No mitigation identified.
Harness the economic potential of tourism and widen employment opportunities	++	++	++	Continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	+	+	+	The site is served by Wareham Rail Station and a number of bus services. The site is well served by public transport. Safeguarding this site would avoid the use of greenfield sites elsewhere that may not be as accessible. This positive effect is highly likely and would be permanent so long as both the employment site and public transport facilities continued successfully to support one another.	No mitigation identified.
Reduce vulnerability to flooding and coastal change and plan for climate change	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.

Site name: Westminster Road, Wareham					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.

Site name: Johns Road, Wareham					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Meet as much of Purbeck's housing need as possible</b>	n	n	n	Safeguarding this site for employment uses would have no significant effect upon meeting housing need.	No mitigation identified.
<b>Promote services and facilities where need is identified</b>	+	+	+	The employment site does not provide further accessible facilities to the community. The continued provision of employment land in this accessible location would enable employment opportunities for the local population and thus the potential for increased prosperity. This could allow for the population to better support existing services and facilities and encourage more to develop within their local areas. The effects are envisaged as probable with positive effects. The effects are expected to be permanent.	No mitigation identified.
<b>Harness the economic potential of tourism and widen employment opportunities</b>	++	++	++	Continued provision of employment land at this employment site directly supports this objective.	No mitigation identified.
<b>Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport</b>	+	+	+	The site is served by Wareham Rail Station and a number of bus services. The site is well served by public transport. Safeguarding this site would avoid the use of greenfield sites elsewhere that may not be as accessible. This positive effect is highly likely and would be permanent so long as both the employment site and public transport facilities continued successfully to support one another.	No mitigation identified.
<b>Reduce vulnerability to flooding and coastal change and plan for climate change</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.

Site name: Johns Road, Wareham					
SA Objective	Short impact	Medium impact	Long Impact	Supporting comments	Mitigation
<b>Protect and enhance habitats and species and local Geodiversity</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.
<b>Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.
<b>Minimise all forms of pollution and consumption of natural resources</b>	n	n	n	Safeguarding the site for employment uses would have no significant effect.	No mitigation identified.