



Purbeck District Council
Sustainability Appraisal – Non Technical Summary
Partial Review of the Purbeck Local Plan Part 1
Options Consultation Document – June 2016
April 2016

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Introduction

Purpose of this report

1. The purpose of this report is to present a summary of the findings of the Sustainability Appraisal (SA) of Purbeck District Council's Partial Review Options consultation document – June 2016.
2. The SA seeks to identify the economic, social and environmental impacts and suggest ways to avoid or minimise negative impacts and maximise positive ones. This report follows on from the SA Report on the Local Plan Partial Review - Issues and Options consultation published in January 2015.

What is sustainable development?

(Taken from Partial Review of PLP1 Scoping Report)

3. The most commonly accepted definition of sustainable development is: *'...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'*

Source: Brundtland Commission, 1987

4. The UK government strategy for sustainable development 'Securing the Future' states that its aim is:

'To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations'.

5. The five guiding principles for sustainable development are:

- Living within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

Evolution of the Partial Review of PLP1 and accompanying SA

Purbeck District Local Plan Part 1 (PLP1)

The SA for the Purbeck District Local Plan assessed all these policies.

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. Changes to government policy also mean that the review provides the opportunity to update out of date policies and introduce new policies.



Scoping Report for the Partial Review of PLP1

Prepared in 2013 (available at www.dorsetforyou.com/evidence/purbeck).



Partial Review of the PLP1 – Issues and Options Consultation

The current consultation document. This includes options for housing growth in the district, changes to out of date policies and new policies. An SA covered this consultation document.



Partial Review of the PLP1 – Options Consultation

The current stage of consultation. This document takes forward the results of the Issues and Options consultation and provides more detailed and refined options.

This SA covers the consultation document.



Partial Review of the PLP1 – Pre-submission Publication

This document will take forward the results of the June 2016 Options document and provide detailed policies. There will be an SA on this document, which will include monitoring proposals for the policies.



Partial Review of PLP1

The Partial Review of PLP1 will be adopted.

Overview of Partial Review of PLP1 Options (June 2016) Consultation Document

6. 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 the PLP1 the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth.
7. As well as fulfilling the Council's commitment to explore the potential for additional development above that of PLP1, the Partial Review provides the opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.
8. 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
 - settlement extensions on smaller sites
 - potential large housing sites
 - Green Belt.
9. Comments made on the Issues and Options Consultation Document in 2015 have been taken into account by the Council and have resulted in the publication of the Options Consultation document (June 2016). This moves the Partial Review process forward and identifies preferred and alternative options for how Purbeck should be developed in the period up to 2033.
10. Each of the options is based on a growth scenario underpinned by the delivery of new housing. As was the case with previous documents in the aforementioned evolution of the PLP1, the document and its contents have been subject to assessment in accord with the requirements of the Strategic Environmental Assessment Directive (SEA) in order to predict and report on the environmental impacts of the plan. This document represents that assessment and is being made available for comment as an integral part of the consultation process on the Options (June 2016) document.

11. The sustainability assessments that follow cover the Key Issues, Related Issues, and Other Issues as identified in the Options (June 2016) consultation document. These are:

Key issues

- Plan period
- Meeting objectively assessed housing needs
- Development strategy (1 x Preferred Option, and 2 x Alternative Options).

Related Issues

- Employment
- Retail
- Heathland mitigation

Other Issues

- Affordable housing delivery (including Rural Exception Sites, and Affordable Housing Tenure)
- Housing mix (including self-build) (new policy)
- Gypsies, Travellers and Travelling Show People
- Norden Park & Ride
- Morden Country Park
- Open space & Green Infrastructure
- Coastal Change Management Areas (new policy)
- Occupational Dwellings in the Countryside (new policy)
- Sustainable Drainage Systems (new policy)
- Revisions and existing policies.

12. Following on from the sustainability assessments, this document offers a summary discussion of each of the options, a discussion of the positive and negative effects arising, and an overview of the options' sustainability strengths and weaknesses.
- A quick glance scoring of the preferred and alternative options for the development strategy is provided at Appendix 1
 - A quick glance and detailed sustainability assessment of the sites comprising the Preferred Option for the development strategy is provided at Appendix 2.

Partial Review of the PLP1 and the SA Process

Compatibility of SA objectives with Partial Review of PLP1 Spatial Objectives

13. The spatial objectives of the PLP1 were developed and refined through the preparation of the plan and link with the Purbeck Community Strategy (2009). The spatial objectives enable the vision of the PLP1 to be achieved and remain unchanged for the Partial Review of the PLP1.

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

14. We originally had 15 SA objectives, but now have 8 SA objectives, although these incorporate all of the issues addressed in the original 15 objectives as set out in the table below.

SA objectives: 2006 - 2012	SA objectives since 2012
Help make suitable and affordable housing available for everyone	Meet as much of Purbeck's housing need as possible
Give everyone access to learning, training, skills and cultural events	
Promote stronger, more vibrant communities	Promote services and facilities where need is identified
Reduce crime and fear of crime	
Improve employment opportunities in Purbeck	
Reduce poverty and help everyone afford a good standard of living	Harness the economic potential of tourism and widen employment opportunities
Harness the economic potential of tourism in a	

SA objectives: 2006 - 2012	SA objectives since 2012
sustainable way	
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport
Improve health and promote healthy lifestyles	
Reduce vulnerability to flooding and sea level rise and plan for climate change	Reduce vulnerability to flooding and coastal change and adapt to climatic changes
Protect and enhance habitats and species	Protect and enhance habitats and species and local geodiversity
Protect and enhance Purbeck's unique landscape and townscape and cultural and historical assets	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets
Reducing water consumption	Minimise all forms of pollution and consumption of natural resources
Reducing waste and minimising energy consumption and greenhouse gas emissions	
Minimising land, water, air, light, and noise pollution	

15. Each of the original 15 SA objectives was assessed for compatibility with the PLP1 spatial objectives through the SA of PLP1. As the 8 SA objectives used since 2012 incorporate all of the issues addressed in the original 15 objectives (2006 – 2012) it is not considered necessary to re-assess their compatibility in this SA.

Assessment considerations / types of effect

16. The appraisal of the options document (June 2016) has been undertaken against each of the SA objectives. In assessing the plan, a number of issues were taken into account, including:
- Whether the effect is likely to be permanent or temporary
 - The likelihood of the effect occurring
 - The scale of the effect (e.g. whether it will affect one location or a wide area)
 - Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
 - Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
 - The current status and trends in the environmental, social and economic baseline or characteristics of the area affected

- Whether it is likely to affect particularly sensitive locations, e.g. those that are designated at international or national level, or where thresholds (e.g. air quality) might be breached.

Definitions of secondary, cumulative and synergistic effects

17. The SA also considers secondary, synergistic and cumulative effects. These terms are explained below.

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

18. *Strategic Environmental Assessment in Action* (Therivel, 2004) states that greater weight should be given to longer-term impacts. While this would make sense, the question posed in this SA is “*how long is long term?*” There appears to be no definition and no guidance on this. Long-term effects are particularly difficult to predict, in particular with reference to how future technologies may assist in travel patterns, how climate change will occur, and how the changes will impact on human behaviour are almost impossible to predict in the long term. For example, assumptions have been made that oil costs will rise and that getting around will still be through consumption of oil. However, should alternative technologies become commonplace and affordable, the results of some of the options would be somewhat different.
19. This SA is taking the definition of ‘long term’ to be towards the end of the plan period, rather than after it, thus working on the assumption that oil consumption will continue for some time, and that climate change will lead to more unpredictable weather patterns. Predicting long-term trends beyond the plan period is difficult and has therefore not been attempted.

Mitigation Measures

20. A number of mitigation measures will need to be employed as part of an option’s successful progression through the review process. The most common examples of such mitigation measures are set out on page 143 of this report and in the individual sustainability assessment matrices as necessary and appropriate. It should be noted that mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.

Methodology

21. We have used the scoring mechanism below to assess the short, medium and long-term effects of the preferred options and alternative options in the Options document (June 2016) against the SA objectives. Where additional information is relevant this is included in the relevant matrix.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	not applicable
u	Unknown at this stage

Assessment matrices

22. To facilitate the appraisal process, assessment matrices are used. These matrices include:
- A commentary on significant impacts against the SA objectives;
 - A score indicating the nature of the impact; and
 - Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements which could be considered in the next steps of policy formation.

Summary of Options SA (2016)

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	not applicable
u	Unknown at this stage

List of options, sites and policies assessed against SA Framework	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 in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
PLAN PERIOD								
Preferred Option 1 – Partial Review to cover to 2033								
MEETING OBJECTIVELY ASSESSED HOUSING NEEDS								
Preferred Option 2								
Alternative Option 1								
DEVELOPMENT STRATEGY								
Policy LD								
Preferred Option 3								

List of options, sites and policies assessed against SA Framework	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 in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
Alternative Option 2								
Alternative Option 3								
Possible Alternative Option	Not assessed							
Possible Alternative Site	Not assessed							
OTHER POLICIES								
Employment Land – PO4	Not assessed							
Retail – PO5								
Heathland Mitigation – PO6	Not assessed							
Norden Park & Ride – PO7	Not assessed							
Affordable Housing – AH								
Rural Exception Sites – RES								
Affordable Housing Tenure – AHT								
Self-Build Housing & Housing Mix – PO8 & HM								
Care Home – PO9 - Site 19								
Care Home – PO9 - Site 20								
Gypsies, Travellers and Travelling Show People – PO10	Not assessed							
Morden Country Park – PO11								
Open Space and Green Infrastructure – PO12	Not assessed							
Coastal Change Management Areas – CCMA								
Occupational Dwellings in the Countryside – OD								
Sustainable Drainage Systems – SUDS								

List of options, sites and policies assessed against SA Framework	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 in Purbeck	Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport?	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	Protect & enhance habitats and species and local geo-diversity?	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
OTHER REVISIONS TO PLP1 POLICIES								
Community Facilities – CF								
Countryside – CO								
Design – D								
Flood Risk – FR								
Renewable Energy – REN								
Tourist Accommodation and Attractions - TA								

Summary Discussion of the Development Strategy Options

23. The Partial Review process considered 3 different options for the provision of around 3,080 additional homes up to 2033 (full details are provided in the site selection background paper) and a comparative assessment is facilitated below. A degree of repetition may be found across the 3 assessments but this is intentional so that the characteristics of each option can be understood when read independently of the others. The following summary assessments should be read in conjunction with the detailed Sustainability Assessment Matrices that preceded this section of the document.

Preferred Option 3: A new infrastructure-led approach with a focus on sustainable locations, wherever possible.

24. This option would deliver the objectively assessed housing need across the district via new infrastructure provision. In meeting as much of Purbeck's housing need as possible (including affordable housing), the option will therefore have significant positive effects in terms of SA over the short, medium and long-term. In providing an approximate 4% over-allocation of sites, it will provide a greater choice of where development can occur and a greater degree of flexibility should some sites not come forward due to unforeseen circumstances. With this built-in contingency, there is less likelihood that the strategy of the Plan will fail to be delivered, and less opportunity for the success of speculative planning applications through the appeals process.
25. Development is spread across the district in accord with the defined settlement hierarchy and because of the size of some of the allocations, there is a realistic opportunity to provide new infrastructure as part of development. The combination of the locational spread and the economies of scale that underpin this option provide a positive influence on those SA objectives concerned with promoting services and facilities as well as those that aim to improve access to basic services whilst reducing the need to travel by car.
26. Purbeck contains a wide variety of key employment locations ranging from dedicated employment sites to established commercial and retail centres. New residential development across sustainable locations as advocated by Preferred Option 3 will help maintain employment activity at existing sites and increase the working age of the population. New housing will not only increase and diversify the local workforce but may also help introduce new businesses to the area, including those that are likely capitalise on the area's economic opportunities in engineering; environmental technology; creative industries; and extending the tourism season. This is considered to have positive short, medium and long-term effects in SA terms.
27. Whilst it is recognised that there would be the loss of around 41ha of green belt land under this option, mechanisms embodied within the strategy should ensure that around 74ha of green belt will be made available for public access where currently, there is little or no access available. Similarly, whilst development would lead to the loss of around 24ha of AONB land, it would also open up around 142ha of AONB to the public in open space.
28. In terms of each SA objective, a balance needs to be struck in assessing whether any negative aspects of a particular option outweigh the positive aspects (or vice versa). In respect of Preferred Option 3, it is considered that whilst there are likely to be short-term negative

impacts on the landscape, townscape and biodiversity, with careful mitigation, such effects are capable of being reduced over the medium to long-term and an overall neutral impact achieved. Pressures on precious heathlands should be kept to a minimum as provision is made for development and recreational opportunities elsewhere, and the quality and functionality of specific protectionist designations will be maintained, albeit slightly modified.

29. Preferred Option 3 is considered to have significant short-term negative effects in relation to SA objectives on pollution and consumption of natural resources. This is primarily because the option proposes the use of greenfield sites, and because associated development will generate noise and pollution both during the construction process and thereafter. With careful mitigation, it is considered that certain negative effects can be reduced over the medium to long-term and the locational spread of development under this option should aid that reduction process through minimising the need to travel, particularly by car. However, the negative influences of development on levels of pollution and resource consumption cannot be completely offset and negative effects are expected to arise during the medium and long-term.

Alternative Option 2: Maximise housing in south-west Purbeck, with any shortfall of the housing target being met in line with Policy LD of the adopted Purbeck District Local Plan.

30. This option would also deliver more than the objectively assessed housing need across the district and, in meeting as much of Purbeck's housing need as possible (including affordable housing), the option will therefore have significant positive effects in terms of SA over the short, medium and long-term. In providing an approximate 4% over-allocation of sites, it will provide a greater choice of where development can occur and a greater degree of flexibility should some sites not come forward due to unforeseen circumstances. With this built-in contingency, there is less likelihood that the strategy of the Plan will fail to be delivered, and less opportunity for the success of speculative planning applications through the appeals process.
31. As there is marginally more emphasis on development in south-west Purbeck and marginally less in the north-east, opportunities to deliver benefits across the whole of the district may be slightly distorted compared to Preferred Option 3 but this is not considered sufficiently significant to reflect the scoring of this option in SA terms. Development is still spread across the district in accord with the defined settlement hierarchy.
32. Owing to the size of some of the allocations, there is a realistic opportunity to provide new infrastructure as part of development. The absence of landscape and conservation designations in the south-west helps reduce the number of policy conflicts and also increases the prospect of new development maintaining / enhancing existing infrastructure whilst reducing the need to travel. Where travel does remain necessary, nearby main line rail links offer a positive and sustainable transport option. The combination of the locational spread and the economies of scale that underpin this option provide a positive influence on those SA objectives concerned with promoting services and facilities as well as those that aim to improve access to basic services whilst reducing the need to travel by car.
33. In terms of employment, new residential development across sustainable locations as advocated by Alternative Option 2 will help maintain employment activity at existing sites and will also support an increase in the working age of the population. New housing will not only

increase and diversify the local workforce but may also help introduce new businesses to the area, including those that are likely capitalise on the area's economic opportunities in engineering; environmental technology; creative industries; and extending the tourism season. This is considered to have positive short, medium and long-term effects in SA terms.

34. It is recognised that development would lead to the loss of around 33ha of green belt. However, it would also open up around 74ha of green belt to the public in open space. Similarly, development would lead to the loss of around 24ha of AONB land. However, it would also open up around 94ha of AONB land to the public in open space.
35. In terms of each SA objective, a balance needs to be struck in assessing whether any negative aspects of a particular option outweigh the positive aspects (or vice versa). In relation to Alternative Option 2, it is considered that there are likely to be short-term negative impacts on the landscape, townscape and biodiversity but that, with careful mitigation, such effects are capable of being reduced over the medium to long-term and an overall neutral impact achieved. Pressures on precious heathlands should be kept to a minimum as provision is made for development and recreational opportunities elsewhere, and the quality and functionality of specific protectionist designations will be maintained, albeit slightly modified.

Nevertheless, in certain locations in the north-east, there remains a likelihood of harm to the green belt and great care needs to be taken in deciding where any changes should occur and the final extent of those changes. Decisions should be underpinned both by immediate locational factors and broader issues of sustainability to ensure that any adverse effects are minimised and SA scoring kept at least to 'neutral' effect.

36. Alternative Option 2 is considered to have significant short-term negative effects in relation to SA objectives on pollution and consumption of natural resources. This is primarily because the option proposes the use of greenfield sites, and because associated development will generate noise and pollution both during the construction process and thereafter. With careful mitigation, it is considered that certain negative effects can be reduced over the medium to long-term and the locational spread of development under this option should aid that reduction process through minimising the need to travel, particularly by car. However, the negative influences of development on levels of pollution and resource consumption cannot be completely offset and negative effects are expected to arise during the medium and long-term.

Alternative Option 3: Maximise housing in north-east Purbeck, with any shortfall of the housing target being met in line with Policy LD of the adopted Purbeck District Local Plan.

37. This option would deliver the objectively assessed housing need (including affordable housing) across the district, but in not providing an over-allocation of residential units, it offers no real contingency should some sites not come forward as envisaged. With less flexibility to help realise the PLP1 strategy, it can be argued that the option potentially contains more risk. However, it still makes provision to meet all the identified need up to 2033 and for this reason, it is still considered to offer significant positive effects in terms of SA over the short,

medium and long-term. Continued monitoring and future reviews of PLP1 should ensure that potential strategy failings are identified at an early stage and that appropriate action is taken to identify new sites if necessary. The Council has already indicated that further sites have been identified in the SHLAA and are likely capable of being progressed should the need arise.

38. As there is more of a focus on development in north-east Purbeck, opportunities to deliver benefits to the whole of the district may be slightly constrained compared to Preferred Option 3 but this is not considered sufficiently significant to reflect the scoring of this option in SA terms.
39. Owing to the size of some of the allocations, there remains a realistic opportunity to provide new infrastructure as part of development. The combination of the locational spread and the economies of scale that underpin all options provide a positive influence on those SA objectives concerned with promoting services and facilities as well as those that aim to improve access to basic services whilst reducing the need to travel by car. New development in the north-east would also benefit from the close proximity of the adjacent urban area of Poole / Bournemouth. The conurbation is already well established as a destination for employment opportunities and for residents requiring higher-order services and facilities in preference to more local provision. However, good public transport links to the conurbation are essential to ensure that viable alternatives exist to the use of the private car in making such journeys.
40. New residential development at sustainable locations as advocated by Alternative Option 3 will help maintain employment activity at existing sites and will support an increase in the working age of the population. New housing will not only increase and diversify the local workforce but may also help introduce new businesses to the area, including those that are likely capitalise on the area's economic opportunities in engineering; environmental technology; creative industries; and extending the tourism season. This is considered to have positive short, medium and long-term effects in SA terms.
41. Whilst it is recognised that there would be the loss of around 48ha of green belt land under this option, mechanisms embodied within the strategy should ensure that around 74ha of green belt will be made available for public access where currently, there is little or no access available. Similarly, whilst development would lead to the loss of around 21ha of AONB land, it would also open up around 94ha of AONB to the public in open space.
42. In terms of each SA objective, a balance needs to be struck in assessing whether any negative aspects of a particular option outweigh the positive aspects (or vice versa). In relation to Alternative Option 3, it is considered that whilst there are likely to be short-term negative impacts on the landscape, townscape and biodiversity, with careful mitigation, most effects are capable of being reduced over the medium to long-term. Pressures on precious heathlands should be kept to a minimum as provision is made for development and recreational opportunities elsewhere, and the quality and functionality of specific protectionist designations will be maintained, albeit slightly modified.
43. Nevertheless, in certain locations in the north-east, there remains a likelihood of harm to the green belt and great care needs to be taken in deciding where any changes should occur and the final extent of those changes. Decisions should be underpinned both by immediate

locational factors and broader issues of sustainability to ensure that any adverse effects are minimised and SA scoring kept at least to 'neutral' effect.

44. Alternative Option 3 is considered to have significant short-term negative effects in relation to SA objectives on pollution and consumption of natural resources. This is primarily because the option proposes the use of greenfield sites, and because associated development will generate noise and pollution both during the construction process and thereafter. With careful mitigation, it is considered that certain negative effects can be reduced over the medium to long-term and the locational spread of development under this option should aid that reduction process through minimising the need to travel, particularly by car. In some areas which are currently vulnerable to flooding, the prospect of new development offers the opportunity to help alleviate that risk as well as the risk of flood-related pollution. However, the negative influences of development on levels of pollution and resource consumption cannot be completely offset and negative effects are expected to arise during the medium and long-term.

Discussion of positive and negative effects arising from the Options

45. The SA of the Preferred Options has highlighted both positive and negative effects. Positive effects arise from being able to deliver all of the identified housing need; being able to improve local employment opportunities; and being able enhance local services and facilities whilst also improving access to them.
46. Negative effects arise from impacts on habitats, species and geo-diversity; impacts on townscape and landscape; and impacts arising from pollution and the consumption of natural resources.
47. It is considered that many of the negative effects can be addressed as the review process progresses and proposals are further refined during the next stages. This underlines the benefits of using the SA as an iterative process of preparing policy, highlighting potential weaknesses at the earliest opportunity and identifying mitigation measures that can be followed up and resolved as necessary and appropriate.

Delivering the identified housing need

48. The Preferred Options ensure that the objectively assessed housing need in Purbeck will be met during the period up to 2033. This includes the provision of a range of house types and tenures including affordable housing and self-build housing.
49. Each of the options for the development strategy comprises site allocations on land that can be regarded as greenfield. With lower costs generally associated with the development of greenfield land (as opposed to brownfield), each option presents a viable opportunity to provide a good supply of affordable housing and a good mix in the size and type of housing to meet the district's needs. Market housing is still needed and is essential to the delivery of affordable housing, with high land values helping to support the provision of the latter. Therefore, each option will be of similar benefit to local people who increasingly, despite fluctuations in the housing market, are finding that

new property is unaffordable due to high demand from in-migrants, retirees and second home owners attracted by the quality of living in Purbeck.

50. It is considered that the options will help create more balanced and inclusive communities which will better reflect the needs of local people whilst securing good quality housing stock that meets contemporary standards in design and construction.

Promoting access to jobs, services and facilities

51. Significant positive effects arise from the fact that many of the development allocations being advanced are in or adjacent to existing towns and key service villages, key employment sites, and locations that create the opportunity for better on-site facilities and services, including employment provision and/or more transport options. Where necessary, policies will require cycle routes and walking routes to be put in place, and additional public transport provided. There are no proposals for isolated new residential development in the countryside as this would compromise the sustainability credentials of the Plan.
52. The provision of SANGs as part of certain developments is considered to have significant positive effects. Though SANGs are an untested mechanism in Purbeck, they are well established in other local authority areas and have proved to be effective as a form of mitigation in relation to impact on biodiversity and European habitats by providing new and alternative areas of natural green space that can be used for a variety of recreational purposes.

Habitat Protection

53. It is important to note that Purbeck already has an adopted plan (Purbeck Local Plan Part 1) with policies in place to help protect landscape and biodiversity, and to help prevent flooding. Since adoption in 2012, these policies have been working as intended and it can therefore be concluded that the review process has commenced from a position of strength in this regard. The adopted policies will continue to be used in order to assess development proposals and to guide development to the most appropriate locations in accord with clearly defined priorities.
54. The Habitats Regulations Assessment (HRA) will consider potential negative effects on habitat and provide additional information to ensure that the Partial Review has sufficient mitigation for biodiversity impact.

Townscape and Landscape

55. The Preferred Options may sometimes score poorly because they propose the use of greenfield land and will generate impacts on the townscape and landscape, particularly over the short-term. However, in the longer term, some of these impacts reduce as the construction work is completed and planting and landscaping schemes 'soften' the edges of new development helping to assimilate it with the natural landscape and/or integrate it with the more established built fabric.

Pollution and consumption of natural resource

56. Over the short term, the Preferred Options score poorly against pollution and consumption of natural resources. This is primarily because options propose the use of greenfield land and will generate noise and pollution. However, it is clear that spatial policy and the distribution of development is founded on locational coherence and that development options are located close to existing facilities and services wherever possible. Policies will require cycle routes and walking routes to be put in place and additional public transport provided. All of these measures will help prevent an unacceptable increase in traffic generation and associated traffic noise and light pollution, as well as minimising the use of natural resources.
57. New development will also benefit from contemporary / higher standards of design and construction which incorporates new technologies and techniques that facilitate energy and resource efficiency.
58. A summary of the main strengths and weaknesses is set out in this section below. Identified mitigation measures follow and should be read in conjunction with the mitigation measures set out in the various sustainability assessment matrices.

Sustainability strengths and weaknesses of the Options

Strengths

- All development strategy options will deliver the district's objectively assessed housing need, maximise the provision of affordable housing and provide a housing mix that meets local need including self-build opportunities.
- All development strategy options include location-specific, larger-scale development (rather than just dispersed sites) which will enable new facilities and services to be focussed in particular areas.
- All development strategy options make housing allocations near to existing services and facilities, which will help maintain and enhance those facilities and reduce the need to travel elsewhere.
- All development strategy options will help deliver infrastructure improvements including highway improvements and measures to help reduce the risk of flooding in specific areas.
- Three of the large development option sites are able to provide local retail provision which should benefit all sections of the community and may also help to reduce car dependence.
- All development strategy options include employment provision at some of the district's key employment sites which should help provide a wider range of employment opportunities across the district.
- A preferred option will ensure that a residential care home is provided in the district to meet identified need.
- Open space, Green Infrastructure and SANGs will be provided in support of new development and to the benefit of existing residents.

- Proposed wording changes to existing PLP1 policies will ensure that development remains sustainable and addresses the specific issues of the district, for example, design, flood risk and occupational dwellings in the countryside.

Weaknesses

- Some of the large sites rely on the creation of mixed-use development and considerable infrastructure investment by prospective developers to provide the services, facilities and employment necessary in creating sustainable communities.
- Housing growth in all options is likely to have a cumulative impact on the environment and on energy consumption as well as noise pollution, light pollution and traffic related pollution. This may, in turn, impact on the health and well-being of residents.
- Climate change could offset any enhancement to habitat and could lead to increased vulnerability to flooding.
- New development could impact on the district's outstanding landscape and designations if it is not sensitively designed and mitigated.
- New development could encourage travel by car if it is not supported by public transport and other methods of travel to access new and existing services.

Mitigation

59. The mitigation measures set out in the table below will contribute significantly to making each of the Preferred Options more sustainable. This should be read in conjunction with the measures specified in the various sustainability assessment matrices. Mitigation measures set out in the Habitats Regulations Assessment will also need to be implemented

Mitigation proposed	How could mitigation be addressed?
Ensure housing and services / facilities come forward together.	Through further refinement of the options and planning applications for the preferred sites.
Ensure housing and services / facilities are located within close proximity.	By promoting a smaller number of larger sites rather than a larger number of smaller sites. Through further refinement of the options and planning applications for the preferred sites.
Improve provision and frequency of public transport especially in relation to currently poorly served sites.	Through amendments to the Purbeck Transportation Strategy.
Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.	Through development of emerging policy and inclusion of appropriate measures in planning applications.
Review the amount of employment land needed at the district's key employment sites and other employment sites to ensure that it is appropriate and minimises commuting.	Through further refinement of options in the Partial Review.
Consider provision of live / work units and the promotion of Home working.	Encourage the landowner / developer to put forward appropriate schemes.
Ensure that all flood risk data is up-to-date for Purbeck.	Through continually updating of the SFRA, particularly as site-specific options are developed further. Ensure all mitigation identified in site-specific Flood Risk Assessments, policy and planning applications is implemented.
Ensure the provision of suitable SANGs and other mitigation to minimise potential impact on protected heathland.	Ensure all mitigation requirements in the HRA are met and mitigation measures set out in Dorset Heathlands Planning Framework SPD are delivered.
Ensure that suitable mitigation is proposed in relation to potential impacts of proposed development on Nature Conservation Sites.	Ensure all mitigation requirements are set out in emerging policy detail and planning applications.
Ensure impacts of development on townscape and landscape are appropriately addressed.	Through refinement of options, detailed policy requirements and planning applications for sites.

Monitoring

60. The Council currently undertakes a significant amount of monitoring on Local Plan policies. Annual reports are produced in relation to a variety of different themes such as employment, retail, tourism etc. All of the monitoring that is undertaken relates in some way to achieving the SA objectives, for example, the monitoring of an increase in retail provision meets the objectives of promoting services and facilities, widening employment opportunities and helping everyone access basic services.
61. In a small number of instances, parallel monitoring is undertaken using indicators that relate directly to those SA objectives that are not measured in any of the Local Plan monitoring reports.
62. Where problems in achieving objectives are identified, recommendations are made in the relevant report. In this way, it is considered that the Council has put in place a sufficiently robust monitoring programme to address areas where targets are not being met which allows unforeseen adverse effects to be identified and remedial action to be put in place to address those effects.
63. The Partial Review of the PLP1 will see amendments to existing policies and proposals being made and new policies being introduced. The fact that these new and amended policies and proposals are subject to SA means that there is an opportunity to identify new monitoring indicators that will ensure that SA objectives continue to be achieved, adverse effects are minimised and suitable mitigation is put in place where required.
64. Therefore, depending on which particular option is selected as the strategy of the Plan in future, it is likely that the current monitoring framework will need to be extended to ensure that the SA objectives are implemented and adverse effects are mitigated. For example, one likely new indicator might involve monitoring the provision of SANGs alongside development and settlement extensions.
65. Whilst such matters have been considered at this Preferred Options stage, particularly through some of the mitigation measures that have been identified, it is envisaged that there is insufficient detail in the strategy at the present time to allow a meaningful exercise to be undertaken. Instead, the SA that accompanies the pre-submission version of the PLP1 Partial Review will include a more detailed account of the relevant monitoring proposals in future.