



**Purbeck District Council
Sustainability Appraisal
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 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.

Meeting the SEA Directive Requirements

3. The SA process, set out in government guidance (ODPM, 2004 & CLG, 2014) allows for the incorporation of a Strategic Environmental Assessment (SEA). The SEA meets the requirements of a European law on the environmental assessment of plans known as the Strategic Environmental Assessment Directive (SEA). The output of an SA is the Sustainability Report, which includes a Strategic Environmental Assessment (SEA) with baseline information and a prediction of the environmental impacts of the plan. From now on, reference to SA should be taken to mean "SA incorporating SEA".
4. The table below shows which documents deal with the SEA Directive Requirements.

SEA Directive Requirements	Where covered
Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be give is (Article 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	This document
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	This document
The environmental characteristics of areas likely to be significantly affected	This document
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document

SEA Directive Requirements	Where covered
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	This document
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)	This document
A description of measures envisaged concerning monitoring in accordance with Article 10	SA report on Pre-submission Partial Review of PLP1
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
Provision of information on the decision	
<ul style="list-style-type: none"> • When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of 	SA Report on Pre-submission Partial Review of the PLP1 and SA Monitoring Report

SEA Directive Requirements	Where covered
<p>consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with</p> <ul style="list-style-type: none"> • The measures decided concerning monitoring (Article 9) 	
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	SA Report on Pre-submission Partial Review of the PLP1 and SA Monitoring Report

What is sustainable development?

(Taken from Partial Review of PLP1 Scoping Report)

5. 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

6. 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'.

7. 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

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.

14. 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.

SA Process and Scoping

Purpose of Scoping Report

15. The first stage of the SA process is to produce a Scoping Report. The purpose of the scoping report is to identify the issues that we need to take into account when we do a SA of a plan, ensure that plans and strategies are as sustainable as possible and that all possible alternatives have been assessed. The Scoping Report for the Partial Review of the PLP1 was produced in September 2013 (www.dorsetforyou.com/evidence/purbeck). The key stages are outlined below.

Methodology for the Sustainability Appraisal Scoping Report (Stage A): Setting the context and objectives, establishing the baseline and deciding on the scope

16. There are five stages within Stage A, as follows:

Stage A1: Identify other relevant policies, plans and programmes, and sustainability objectives

This stage 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 that ensure that we cover SEA requirements. Sustainability objectives for the SA are included in stage A4 (below) as part of the SA framework.



Stage A2: Collect baseline information

This stage summarises or expands on some of the data from Stage A1. It also takes any other relevant data available. It is set out as follows: Social Data, Economic Data, Environmental Data.



Stage A3: Identify sustainability issues and problems

This stage lists the key issues and problems raised in parts A1 and A2 and identifies their sources.



Stage A4: Develop the sustainability appraisal framework

This stage orders the issues into relevant themes. It then turns these themes into questions that we propose to use to assess draft options and policies.

**Stage A5: Consult on the scope of the SA report**

This stage ensures that the SA objectives will cover the likely significant effects of the plan. The three statutory consultees are English Heritage, the Environment Agency and Natural England.

Stage A1: Identify other relevant policies, plans and programmes, and sustainability objectives

17. This stage 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 that ensure that we cover SEA requirements. Sustainability objectives for the SA are included in stage A4 (below) as part of the SA framework.
18. We summarised the following documents. The main findings are set out in Stage A3 (see below).

National and International Documents	Theme
National Planning Policy Framework	Cross-cutting
National Planning Practice Guidance	Cross-cutting
Bathing Water Quality Directive 76/1670/EEC	Water pollution
Nitrates Directive 91/676/EEC	Water pollution
Water Framework Directive 2000/60/EC	Water pollution
Bern Convention and EC Directive 92/43/EEC	Habitat
Bonn Convention and EC Directive 79/409/EEC	Habitat
Air Quality Framework Directive	Air pollution
Environmental Noise Directive 2002/49/EC	Noise pollution
Renewable Energy Directive	Renewable energy

Local Documents	Theme
Purbeck Local Plan Part 1: Planning Purbeck's Future	Cross-cutting
Purbeck Community Infrastructure Levy Charging Schedule	Cross-cutting
Swanage Local Plan	Cross-cutting
Arne Neighbourhood Plan	Cross-cutting
Bere Regis Neighbourhood Plan	Cross-cutting
Lytchett Matravers Neighbourhood Plan	Cross-cutting

Local Documents	Theme
Bournemouth Local Plan Core Strategy	Cross-cutting
Christchurch & East Dorset Core Strategy	Cross-cutting
North Dorset Local Plan Part 1	Cross-cutting
Borough of Poole Core Strategy and Partial Review	Cross-cutting
Design Supplementary Planning Document	Design
Dorset Heathlands Joint Development Plan Document	Habitat
Economic Development Strategy	Employment
Purbeck Employment Land Review parts 1, 2 and 3	Employment
Bournemouth, Dorset & Poole Local Economic Assessment	Employment
Purbeck Tourism Strategy	Employment (tourism)
Poole & Christchurch Bays Shoreline Management Plan (SMP2)	Climate change
Purbeck Strategic Flood Risk Assessment	Climate change
Strategic Housing Land Availability Assessment (part 2: Character Area Development Potential)	Housing
Purbeck Strategic Housing Land Availability Assessment (part 3: submitted sites)	Housing
Strategic Housing Market Assessment and update Purbeck summary report	Housing
Purbeck Housing Strategy	Housing
Residential Development Economic Viability Assessment and update	Housing
Community Infrastructure Levy and Development Viability Assessment	Housing
Purbeck Housing Needs Survey	Housing
Implications of Additional Growth Scenarios for European Protected Sites	Housing
Dorset AONB Management Plan	Landscape and heritage
Purbeck Landscape Character Assessment and management guidance areas outside the AONB	Landscape and heritage
Purbeck Green Belt Review	Landscape and heritage
Dorset Landscape Change Strategy	Landscape and heritage
Purbeck Heritage Strategy	Landscape and heritage
Jurassic Coast World Heritage Site Management Strategy	Landscape and heritage
Purbeck townscape character appraisals	Landscape and heritage
Purbeck conservation area appraisals	Landscape and heritage
South East Dorset Green Infrastructure Strategy	Recreation

Local Documents	Theme
Sport & Recreation Audit and Assessment	Recreation
Joint Retail Assessment - Christchurch Borough Council, East Dorset District, North Dorset District Council, Purbeck District Council	Retail
Retail Impact Assessment and retail consultants' statements	Retail
South East Dorset / Purbeck Transportation Strategy	Transport and accessibility
Local Transport Plan 3	Transport and accessibility
Purbeck Preliminary Transport Assessment	Transport and accessibility
Dorset Diamond – Purbeck LDF Development Impact Testing	Transport and accessibility

Stage A2: Collect baseline information

19. This stage summarises or expands on some of the data from Stage A1. It also takes any other relevant data available. It is set out as follows: Social Data, Economic Data, Environmental Data.
20. We gathered all the data we had on Purbeck as well as more detailed information on flood risk, landscape, townscape and other issues where we could use maps to provide more data. See scoping report for details (www.dorsetforyou.com/evidence/purbeck).

Stage A3: Identify sustainability issues and problems

21. This stage lists the key issues and problems raised in parts A1 and A2 and identifies their sources. In the scoping report, stage A3 summarises the main issues and opportunities (www.dorsetforyou.com/evidence/purbeck).

Issues and opportunities	Sub-theme	Main Sources
Social		
Issue of insufficient affordable housing.	Housing	Housing register; all town and parish plans; PLP1; Purbeck in Profile; Strategic Housing Market Assessment
Issue of high numbers of second homes and holiday homes.	Housing	PLP1; Purbeck in Profile; town and parish plans
Issue of concerns over too many flats and not enough family housing.	Housing	Housing Strategy; town and parish plans; emerging Swanage Local Plan; PLP1
Opportunity to choose from the large amount of land submitted by landowners for potential development throughout Purbeck.	Housing	Strategic Housing Land Availability Assessment
Issue that much of the district is within 400 metres of heathland and cannot be built on. All housing will need to contribute towards heathland mitigation. Opportunity for Suitable Alternative Natural Greenspaces (SANGs).	Housing	PLP1; Heathlands SPD and emerging DPD
Issue that residents value their local services and would like to retain them.	Community services & facilities	Purbeck Local Plan Part 1; town and parish plans
Issue that rural villages need new and improved community facilities.	Community services & facilities	PLP1; Purbeck in Profile; town and parish plans
Issue that Purbeck has an increasingly ageing population.	Community services & facilities	PLP1
Economic		
Issue that wages are lower than county and national averages.	Work	PLP1; Purbeck in Profile
Issue that wages in tourism can be low and are seasonal.	Work	PLP1
Opportunities for economic growth in advanced engineering; environmental technology; creative industries; and extending the tourism season.	Work	Economic Development Strategy

Issues and opportunities	Sub-theme	Main Sources
Issue that traffic congestion is a big problem on some roads and through some settlements, particularly in the summer.	Accessibility & transport	PLP1; town/parish plans; Purbeck in Profile; transport strategies
<i>Environmental</i>		
Issue that some settlements, for example Swanage, are particularly vulnerable to climate change and coastal change.	Flood risk & coastal erosion	Shoreline Management Plan, Strategic Flood Risk Assessment
Issue that much of the district is covered by nature designations and development puts pressure on them. Opportunities to improve them through mitigation measures.	Biodiversity & geodiversity	PLP1; Heathlands SPD
Access to nature is an important factor for many residents and visitors. Opportunity to improve this, whilst at the same time reducing disturbance to sensitive wildlife sites.	Biodiversity & geodiversity	PLP1; ward data
Issue that in some instances, the edges between settlements and the countryside are poor.	Landscape & heritage	Townscape character assessments; landscape character assessment (AONB and non-AONB)
Issue of a lack of town centre at Upton. Opportunity to create one.	Landscape & heritage	PLP1; Plan for Lytchett Minster and Upton; townscape character appraisal
Issue that much of the district contains important and sensitive landscape, for example Heritage Coast and part of the Dorset Area of Outstanding Natural Beauty.	Landscape & heritage	PLP1; Landscape character assessment (AONB and non-AONB); Green Belt Review
Issue that some landscape characters are in poor condition.	Landscape & heritage	Landscape character assessment (AONB and non-AONB)
Issue that some parts of the district would benefit from improved green infrastructure provision	Accessibility, biodiversity & geodiversity, recreation, landscape & heritage	PLP1; South East Dorset Green Infrastructure Strategy

Stage A4: Develop the sustainability appraisal framework

22. This stage lists the issues into relevant themes with linked SA objectives. It then turns these themes into questions that we propose to use to assess draft options and policies.
23. SA follows an objectives-led approach whereby the potential impacts of a plan are assessed in relation to a series of objectives for sustainable development. In line with other Dorset authorities, Purbeck used the RSS Strategic Sustainability Appraisal Framework as the basis for identifying objectives that would comprise the SA framework for Purbeck Local Plan Part 1. This was then further refined at the scoping stage of the Partial Review of the PLP1.
24. We have ordered the issues listed above by theme. Each theme links to an SA objective as set out below:

Issue (theme)	SA Objective based on issue identified
<i>Social</i>	
Housing	Meet as much of the district's housing need as possible.
Community services and facilities	Promote services and facilities where need is identified.
<i>Economic</i>	
Work	Harness the economic potential of tourism and widen employment opportunities.
Accessibility and transport	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.
<i>Environmental</i>	
Flood risk and coastal erosion	Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.
Biodiversity and geodiversity	Protect and enhance habitats and species and local geodiversity.
Landscape and heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets.
Pollution and natural resources	Minimise all forms of pollution and consumption of natural resources.

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

SEA Topic	SA Theme	SA Objective
Biodiversity	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Population	Housing	Meet as much of Purbeck's housing need as possible
Human Health	Pollution	Minimise all forms of pollution and consumption of natural resources
Fauna	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Flora	Biodiversity	Protect and enhance habitats and species and local geodiversity.
Soil	Pollution	Minimise all forms of pollution and consumption of natural resources
Water	Water, Pollution	Minimise all forms of pollution and consumption of natural resources
Air	Pollution	Minimise all forms of pollution and consumption of natural resources
Climate	Climate change	Reduce vulnerability to flooding and sea level rise and plan for climate change
Material assets	Housing	Meet as much of Purbeck's housing need as possible
Cultural heritage	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets
Landscape	Heritage	Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets

26. Each of the SA objectives can be turned into a question. We can use these questions to assess the sustainability effects of all the options we are dealing with.

Assessing the options – types of questions we can ask when assessing the options against SA objectives These are not exhaustive, but designed to prompt ideas when assessing the options.	
Housing (Ho)	
Does the policy/plan/project/site:	
<ul style="list-style-type: none"> • meet as much of the district's housing need as possible? • provide a suitable housing mix? • help provide family housing? 	
Community services and facilities (SF)	
Does the policy/plan/project/site:	
<ul style="list-style-type: none"> • assist in the provision of a service or facility for which there is an identified need? • assist in the retention of a service or facility? 	

Assessing the options – types of questions we can ask when assessing the options against SA objectives
These are not exhaustive, but designed to prompt ideas when assessing the options.

- help address needs of elderly residents?

Work (Wo)

Does the policy/plan/project/site:

- harness the economic potential of tourism and widen employment opportunities?
- facilitate higher waged job provision?
- help to improve Purbeck's economy?

Accessibility and transport (AT)

Does the policy/plan/project/site:

- help everyone access basic facilities and services?
- reduce the need to travel by car?
- make public transport, cycling and walking easier and more attractive?
- maintain or enhance the quality and extent of public rights of way and recreational open space?

Flood risk and coastal change (FR)

Does the policy/plan/project/site:

- reduce vulnerability to flooding?
- reduce vulnerability to coastal erosion?
- take into account areas at risk from fluvial or coastal flooding?
- adapt to climatic changes?

Biodiversity and geodiversity (BG)

Does the policy/plan/project/site:

- protect and enhance habitats and species?
- recognise and enhance strategic wildlife corridors, including green infrastructure?

Landscape and heritage (LH)

Does the policy/plan/project/site:

- protect and/or enhance the existing landscape and townscape?
- value and protect distinctiveness and increase resilience to climate change?
- maintain and enhance cultural and historical assets?

Pollution and natural resources (PN)

Assessing the options – types of questions we can ask when assessing the options against SA objectives
These are not exhaustive, but designed to prompt ideas when assessing the options.

Does the policy/plan/project/site:

- promote renewable energy?
- promote energy efficiency?
- minimise pollution and consumption of natural resources?

Stage A5: Consult on the scope of the SA report

This stage ensures that the SA objectives will cover the likely significant effects of the plan. The three statutory consultees are English Heritage, the Environment Agency and Natural England.

Stage A5: Consult on the scope of the SA report

27. Comments were sought from the three statutory bodies and their comments have been taken into account during the preparation of the SA/ SEA reports.

Partial Review of the PLP1 and the SA Process

Compatibility of SA objectives with Partial Review of PLP1 Spatial Objectives

28. 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

29. 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	
Reduce crime and fear of crime	Promote services and facilities where need is identified
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

SA objectives: 2006 - 2012	SA objectives since 2012
Harness the economic potential of tourism in a 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	

30. Each of the original 15 SA objectives was assessed for compatibility with the PLP1 spatial objectives through the SA of PLP1 (see table below). 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.

Key: ✓ Compatible × Incompatible ? Uncertain o No relationship

SA Objectives (2006 – 2012)	SA objectives since 2012	Core Strategy Spatial Objectives								
		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
Improve health, & promote healthy lifestyles?	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	✓	✓	✓	✓	✓	✓	✓	✓	✓
Help make suitable housing available and affordable for everyone?	Meet as much of Purbeck's housing need as possible	x	✓	x	✓	x	?	x	✓	✓
Give everyone access to learning, training, skills & cultural events?	Promote services and facilities where need is identified	✓	o	o	✓	o	o	✓	✓	✓
Reduce crime & fear of crime?	Promote services and facilities where need is identified	✓	?	✓	✓	o	✓	✓	✓	✓
Promote stronger, more vibrant communities?	Promote services and facilities where need is identified	✓	✓	o	✓	✓	✓	✓	✓	✓
Improve employment opportunities in Purbeck?	Harness the economic potential of tourism and widen employment opportunities	x	✓	x	✓	?	?	?	✓	✓
Reduce poverty and help everyone afford a good standard of living?	Harness the economic potential of tourism and widen employment opportunities	?	✓	o	✓	?	✓	?	✓	✓
Harness the economic potential of tourism in a sustainable way?	Harness the economic potential of tourism and widen employment opportunities	✓	o	✓	✓	✓	✓	✓	✓	✓
Help everyone access basic services, reduce the need to travel by car & 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	✓	✓	✓	✓	✓	✓	?	✓	✓
Reduce vulnerability to flooding and sea level rise & plan for climate change?	Reduce vulnerability to flooding and costal change and adapt to climatic changes	✓	x	✓	?	✓	✓	✓	x	✓
Protect & enhance habitats and species?	Protect and enhance habitats and species and local geodiversity	✓	x	✓	?	✓	?	✓	x	✓

SA Objectives (2006 – 2012)	SA objectives since 2012	Core Strategy Spatial Objectives								
		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	✓	x	✓	✓	✓	✓	✓	?	✓
Reduce water consumption?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	?
Reduce waste & minimise energy consumption & greenhouse gas emissions?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	✓
Minimise land, water, air, light & noise pollution?	Minimise all forms of pollution and consumption of natural resources	✓	x	✓	?	✓	✓	✓	x	✓

Assessment considerations / types of effect

31. 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

32. 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.

33. *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.

34. 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

35. 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.

Characteristics and Issues in Purbeck without the implementation of the Partial Review

Likely evolution of the baseline without the Partial Review
General
Based on past trends, Purbeck is likely to continue to experience population growth, attributable mainly to inward migration.
Social
<p>Due to in-migration, particularly from the South East and the high quality of life in Purbeck, it is likely that house prices will continue to rise over and above salaries. The existing insufficient provision of affordable housing is likely to continue to be a problem into the future, exacerbated by the high level of second and holiday homes in the District.</p> <p>Without the Partial Review, it would be difficult to ensure that new housing development is in the right location in terms of accessibility to services and facilities and in terms of affordability. It would also be difficult to ensure that new housing development meets the needs of the local population in terms of the type and size of housing provided, in particular the concern that there are too many flats, a lack of family housing and housing and facilities to suit the needs of an ageing population.</p> <p>Residents in Purbeck value their local services and facilities and would like to retain them into the future. Without the Partial Review, it would be difficult to ensure the retention of existing facilities and services and provide new facilities and services in conjunction with new development. The Partial Review may also provide the opportunity for rural villages and communities to consider their need for new and improved facilities and services.</p>
Economic
<p>Unemployment in Purbeck is likely to remain lower than as the national average due to dependence on tourism (although this is seasonal and generally low-paid work). However, without the Partial Review, the opportunity to address lower than average wages (county and national) and the reliance on short-term seasonal work may be missed.</p> <p>The Partial Review provides the opportunity to look at options for economic growth at key employment sites across the District, particularly in industries other than tourism such as advanced engineering and environmental technology. It also provides opportunities to consider additional small-scale workspaces at new locations and ways to extend the tourism season.</p> <p>Without the Partial Review, the opportunity to meet the District's need for new retail development and the opportunity to focus such development in the most appropriate locations in accordance with identified need may be missed.</p>
Environmental

Likely evolution of the baseline without the Partial Review

The amount of housing across the District at risk of flooding may increase with climate change. There are policies in PLP1 on flooding and coastal erosion. However, the Partial Review provides the opportunity to ensure these are up to date.

Much of the District cannot be developed as it is located within 400m of protected heathland. Across the District, nature designations and environmental constraints are also affected by the pressures of new development. Without the Partial review, the opportunity to improve such areas and ensure that suitable mitigation measures are provided by development proposals in a comprehensive way may be missed. Access to nature is important to residents and visitors and the Partial Review provides the opportunity to improve this whilst reducing disturbance to the District's most sensitive nature sites. The Partial Review can consider the provision of a range of options, including the provision of Suitable Alternative Natural Green Spaces.

Climate change could have a negative impact on the quality of SSSIs, while an increase in ownership of domestic pets and in arson could have serious consequences. Without the Partial Review, which provides the opportunity to steer development away from protected sites, negative impacts could continue.

Many of the District's settlements are located within important and sensitive landscape locations including Heritage Coast and Area of Outstanding Natural Beauty. Other settlements are located within national planning designations such as Green Belt. Without the Partial Review, opportunities to ensure that new development proposals are situated in the least sensitive locations or provide the greatest opportunity to improve poor settlement edges may be lost.

Across the District, traffic congestion is a problem with some roads and settlements experiencing particular difficulties during the summer tourism season. Without the Partial Review, PLP1 policies will continue to mitigate the impact of new development. However, the Partial Review provides the opportunity to locate new development in the most sustainable locations, consider specific transport improvements in relation to development proposals, and consider the provision of non car-borne provision e.g. improved green infrastructure connections, cycle ways and footpaths.

Assumptions and Judgements

36. In undertaking this assessment, a number of assumptions were made which can be grouped according to SA objective as set out below. In addition, assumptions are made under the broad heading of planning for rural areas as summarised below.

In planning for a rural area such as Purbeck, the question frequently arises as to whether additional development in rural settlements would ensure that facilities and services would be more viable as a result. Evidence undertaken by West Dorset District Council concludes that *"the long-standing assumption that adding development to villages will make them more sustainable appears to be misconceived"* (WDDC: Rural Functionality Study, 2006, page 89). Taking into account this document and in

consultation with the SA Working Group (comprising officers from adjoining authorities), the following general assumptions were made in assessing the PLP1 and have been carried forward in assessing the partial review of the PLP1:

- A large catchment is required to support good facilities and services;
- All facilities and services work on economies of scale;
- The initial set-up costs of a new service or facility are high;
- Additional small-scale development in rural areas does not support the existing facilities and services;
- Rural employment sites attract out-commuting.

SA Objective	Judgements and Assumptions made when assessing each option
<p>Help meet as much of Purbeck's housing need as possible</p>	<p>The Eastern Dorset Strategic Housing Market Assessment (2015) looks at the district's objectively assessed housing needs. It takes into account a variety of factors, such as population growth, household formation, and the need to maintain facilities and services by ensuring there are enough homes to accommodate a working-age population.</p> <p>National Planning Practice Guidance advises that a SHMA should be linked to economic growth forecasts and jobs. The SHMA indicates that, in order to support the forecasted economic growth rates, the Council should deliver around 238 homes per year between 2013 and 2033. As the Council is already planning for 120 homes per year up to 2027 in the PLP1, this would mean needing to find an additional 118 homes per year to 2027 and an additional 238 per year from 2027 onwards. If the Council decides to make the Partial Review plan period to 2033, this will represent around 3,080 additional new homes.</p> <p>The SHMA does not take into account possible adverse effects upon European protected sites. However, this has been considered separately through the Habitat Regulations Assessment and consultation with statutory consultation bodies and this indicates that the district is still able to accommodate the additional 3,080 new homes. Options at this stage therefore concentrate on delivering as much of the objectively assessed housing need as possible whilst ensuring that adverse effects on European Protected sites are minimised and mitigated.</p> <p>Summary: any additional housing development will make a positive contribution towards this objective.</p>
<p>Promote services and facilities where need is identified</p>	<p>The Council has commissioned a new retail study jointly with the Borough of Poole. This study shows that the Council may need to deliver an additional 600sqm (net) of food floor space in order to meet the district's needs.</p> <p>The concentration of additional retail development as part of a mixed use scheme at three key locations will increase the accessibility of existing facilities and services for prospective residents and could make the facility / service more viable. Options have a positive effect in relation to this objective over the medium to long-term as more residents are located in settlements with existing schools, health care provision and other services and facilities that may become more viable and receive ongoing investment.</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>Summary: additional retail development and community facility provision is likely to make a positive contribution towards this target.</p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck</p>	<p>The largest of Purbeck’s existing employment sites (Holton Heath and Dorset Green – formerly Winfrith Technology Centre) are located outside of the main settlements. Many of the existing sites are well established and most are fully occupied. It must be acknowledged that there is a spatial discrepancy between the location of major employment at Holton Heath and much of the proposed large scale housing development, and that some commuting is inevitable. However, employment provision at Dorset Green would be located close to new residential development subject to both options being delivered. The proximity to major employment sites is a consideration when assessing the sustainability of the individual sites.</p> <p>The construction of new residential and employment development is expected to generate additional employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing businesses and encourage the location of new businesses in the District. However, the District is expected to continue to experience high levels of out-commuting to other towns, including Poole and Bournemouth.</p> <p>New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services. There is also potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as the natural and historic heritage of the coast, which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or that the effects would be appropriately mitigated.</p> <p>Summary: additional residential, tourism and employment development will make a positive contribution towards this target.</p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking & use of public transport?</p>	<p>Development concentrated in the towns and key service villages will help to reduce the need to travel as prospective residents use more local services and facilities and, where possible, access local employment opportunities. The increased use of local services and facilities will in-turn raise expenditure, enhancing their long-term viability.</p> <p>New development in the countryside beyond the District’s towns and key service villages is likely to be less well served by existing local services, facilities and employment opportunities and encourage car-borne access to a wider range of services and facilities elsewhere.</p> <p>Therefore, reducing the need to travel is more likely to be achieved where development is either concentrated in one area or</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>where development is located in existing towns and key service villages.</p> <p>Summary: additional development could make a positive contribution towards this target.</p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</p>	<p>Across the district there is potential for new development to increase the risk of flooding both in the immediate vicinity of the development and elsewhere, for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in areas at risk of flooding and that, where appropriate, Flood Risk Assessment (FRA) will be undertaken in accordance with national planning guidance, and the requirements of PLP1 Policy FR such that any risk will be alleviated.</p> <p>Summary: options and sites score neutral for this objective.</p>
<p>Protect & enhance habitats and species and local geodiversity</p>	<p>Over 23% of the District is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs). Consequently, there is potential for new development to have an impact on habitats and species. This impact is dependent on the location of the development and mitigation measures that are incorporated into development proposals.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Partial Review of the PLP1. Mitigation measures to reduce potential adverse effects on the European protected sites are set out in the Options document. Further detailed mitigation measures are also set out in the Habitats Regulations Assessment which consultants have prepared alongside the options consultation document.</p> <p>On sites not protected by European designations, ecology will be a major consideration, and an ecological assessment will be undertaken, followed by appropriate mitigation. Due to the use of such mitigation, most options and sites have a neutral effect on this objective.</p> <p>Summary: options and proposed sites score neutral or negatively for this objective at this stage.</p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?</p>	<p>Purbeck has high quality landscape, townscape, cultural and historical assets including the Dorset Area of Outstanding Natural Beauty (AONB), Green Belt designation, and 25 Conservation Areas. New development has the potential to undermine these assets in both the short term during construction and in the long term once complete. It is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, for example the redevelopment of previously developed land, there is potential that development will result in landscape enhancements.</p> <p>Summary: options and sites score neutral or negatively for this objective.</p>

SA Objective	Judgements and Assumptions made when assessing each option
<p>Minimise all forms of pollution and consumption of natural resources</p>	<p>Pollution</p> <p>Air Quality - Development of new residential dwellings in Purbeck has the potential to generate short-term negative effects in relation to air quality because of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply, although the impact will be alleviated to an extent by the concentration of new development in urban areas which reduces the need to travel. There are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water - Water quality in the District is currently good in comparison to England and Wales with 100% of river length having been assessed as being of good biological quality and 94.4% as good chemical quality in 2005 (Audit Commission). For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures and consequently the policy would be unlikely to have a positive or negative effect on water quality.</p> <p>Noise - The construction of new dwellings is expected to have a negative effect with respect to noise. This is primarily due to short-term construction related noise impacts associated with the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of new development within key settlements with access to some jobs and services locally.</p> <p>Light pollution - it is envisaged that the options could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied. However, Dorset County Council has recently introduced a 'Part night' lighting policy, where street lights in non-town centre areas are switched off during the night (i.e. 12 midnight to 5:30 am).</p> <p>Consumption of natural resources</p> <p>Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.</p> <p>Greenhouse gas emissions may be offset in part by the concentration of new development in sustainable locations rather than in the countryside, which is expected to reduce the need to travel.</p> <p>Water - The provision of additional dwellings in Purbeck is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be</p>

SA Objective	Judgements and Assumptions made when assessing each option
	<p>mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>Waste - The development of new residential dwellings and employment in Purbeck will lead to an increase in construction related waste arising in the short term. Once dwellings are occupied, municipal waste arisings are expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase in arisings may be offset in part by waste prevention.</p> <p>Overall, the impacts of most options and sites are negative, which may be particularly noticeable in the short term. In the long-term there is likely to be a small increase in noise and light pollution.</p> <p>Summary: options and sites score negatively for this objective, some score more negatively than others due to location and impact on traffic movements and related pollution.</p>

Identification of difficulties

37. The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge).

Evidence base
Evidence is constantly updated which can make the SA comments out of date, although this is unlikely to materially affect scoring. There is also evidence that may be missing, such as detailed Environmental Impact Assessment (EIA) for development proposals.
Climate change
Assessing the long-term impacts of development upon European protected sites is difficult and uncertain. Climate change is expected to affect habitats and in some instances destroy habitats (e.g. sea level rise is expected to overtop large parts of Studland heath).
Early stage of consultation
The current consultation is at the mid-stage of the Partial Review of the PLP1. This means that the SA can still pick up any potential problems ahead of time, although in some cases where the level of detail is still broad, impacts may remain unknown at this stage. The opportunity for more detailed assessment will be through the refinement of options for the next stage of consultation.

Methodology

38. 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

39. 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 Issues and Options SA (2015)

40. The matrix below provides a summary of how each site or option included in the Issues and Options consultation document (2015) scored against the SA objectives. This scoring has been taken into account in undertaking the SA of the Options consultation document (June 2016).

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

	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.
Issue 1: length of the plan period									
1a	2017 – 2031 (14 years)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1b	more than 14 years	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Issue 2: meeting objectively assessed housing needs									
2a	deliver around 2,244 additional homes between 2013 and 2031 (subject to additional testing, such as impacts on heathlands and highways)	++	u	+	u	n	n	n	-
2b	Deliver more than an additional 2,244 homes between 2013 and 2031	++	u	+	u	n	n	n	-
Issue 3: where should the Council focus new settlement extensions?									
3a	disperse proportionately in line with existing Policy LD	++	u	+	++	n	n	n	-
3b	disperse settlement extensions around the towns (Swanage, Upton and Wareham)	++	u	+	++	n	n	n	-
3c	disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)	++	u	+	+	n	n	n	-
3d	disperse settlement	++	u	+	-	n	n	n	--

	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.
	extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh)								
3e	disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers)	++	u	+	--	n	n	n	--
3f	new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret)	++	u	+	--	n	n	n	--
Issue 4: potential large housing sites									

	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.
4a	consider new development to the north and west of North Wareham	++	u	++	+	n	n	-	-
4b	consider new development to the west of Wareham	++	u	+	++	n	n	-	-
4c	consider new development to the south-east of Sandford	++	u	+	+	n	-	-	-
4d	consider new development around Lytchett Minster	++	u	+	-	n	n	-	--
4e	consider new development around Moreton Station (including Redbridge Pit)	++	u	+	-	n	-	n	--
4f	consider new development west of Wool	++	u	+	+	n	n	n	--
4g	consider new development to the north of Langton Matravers	++	u	+	-	n	n	-	--
Issue 5: green belt									
5a	objectively reassess the boundaries to make sure that they follow logical boundaries on the ground and identify land that is suitable for release from the green belt for strategic development	++	u	+	u	n	n	-	-

	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.
5b	Objectively reassess the boundaries to make sure they are logical on the ground, but do not release land for strategic development	u	u	u	u	u	u	u	u
5c	no changes to the green belt and direct development towards non green belt locations	u	u	u	u	u	u	u	u
Issue 6: meeting employment needs									
6a	focus employment development at Dorset Green Technology Park (DGTP)	n/a	u	++	-	n	n	n	--
6b	focus employment development at Holton Heath	n/a	u	++	-	n	n	n	--
6c	focus employment development at Bovington Middle School	n/a	u	++	-	n	n	n	--
6d	provide around 3ha of additional employment land at Upton	n/a	u	++	+	n	n	-	-
6e	provide around 1ha of additional employment land at Sandford Lane in North	n/a	u	++	+	n	n	-	-

	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.
	Wareham								
6f	provide additional employment development at Sandford First School	n/a	u	++	+	n	n	n	-
6f	provide additional employment development at Botany Bay Farm at Bloxworth	n/a	u	++	--	n	n	n	--
6f	provide additional employment development at the Dorset County Council-owned depot off the B3351 at Corfe Castle	n/a	u	++	-	n	n	-	--
Issue 7: meeting retail needs									
7a	deliver an additional 600sqm (net) food retail floor space	n/a	u	+	+	n	n	n	-
7b	deliver more than 600 sqm (net) food retail floor space	n/a	u	+	+	n	n	n	-
Issue 9: Norden Park and Ride									
9a	expand Norden Park and Ride	n/a	++	+	++	n	u	u	+
9b	leave Norden Park and Ride as it is	n/a	-	-	-	n	n	n	-
Issue 12: local centres									
12a	use specific zones to identify local centres	n/a	++	+	++	n	n	n	+

	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.
12b	identify individual buildings to safeguard	n/a	+	n	++	n	n	n	+
12c	use a criteria-based planning policy to assess planning applications	n/a	+	+	++	n	n	n	+
Issue 13: affordable housing delivery									
13a	increase the percentages of affordable housing on sites of 6 or more dwellings across the district and 11 or more in Upton and Wareham Town	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13b	leave the current percentages as they are	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13c	allocate more settlement extension sites that would deliver affordable housing	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Issue 14: self / custom build housing									
14a	allocate sites specifically for self-build projects	+	u	+	u	n	n	n	-
14b	allocate a portion of settlement extension sites for self-build projects	+	u	+	u	n	n	n	-
14c	use development contributions	+	u	+	u	n	n	n	-
14d	allocate Council-owned land for self-build projects	+	u	+	u	n	n	n	-

	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.
14e	do nothing and let those in need of a home buy from a developer or the existing housing stock	n	u	+	u	n	n	n	-
Issue 15: Gypsies, Travellers and Travelling Showpeople									
15a	allocate a proportion of settlement extensions as Gypsies, Travellers and Travelling Showpeople sites	++	u	+	u	n	n	n	-
15b	allocate new sites exclusively for Gypsies, Travellers and Travelling Showpeople	++	u	+	u	n	n	n	-
Issue 16: country park and tourist accommodation at Morden									
16a	develop land at Morden for public open space and around 80 – 100 holiday chalets	n/a	++	+	-	n	n	-	--
14b	do not develop land at Morden for public open space and holiday chalets	n/a	-	n	n	n	-	n	n

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								
Alternative Option 2								
Alternative Option 3								
Possible Alternative Option	Not assessed							
Possible Alternative Site	Not assessed							

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 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								
OTHER REVISIONS TO PLP1 POLICIES								
Community Facilities – CF								
Countryside – CO								
Design – D								

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.
Flood Risk – FR	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Green
Renewable Energy – REN			Green		Green	Green	Green	Green
Tourist Accommodation and Attractions - TA		Yellow	Green	Orange	Yellow	Yellow	Green	Orange

Sustainability Assessment Matrices

PLAN PERIOD: Preferred Option 1 – Partial Review to cover to 2033

Summary of option: The partial review will cover the period up to 2033. This reflects Paragraph 157 of the NPPF which prefers a 15-year time horizon; the Strategic Housing Market Assessment’s timescale to 2033; and Neighbouring council’s planning to 2033.

Summary of Issues and Options assessment: The Issues and Options assessment was undertaken at an early stage in plan and evidence base preparation and did not identify any impacts resulting from the plan period.

Preferred Option 1 Assessment:

Does the preferred option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities’ plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities’ plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities’ plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p>

<p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>				<p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities' plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities' plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats</p>	n	+	+	<p>Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities' plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term.</p>

and species? Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?				<u>Mitigation:</u> <i>No mitigation measures have been identified</i>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets. Decision aiding questions: Will the option help protect and/or enhance the existing landscape and townscape? Will the option value and protect local distinctiveness and increase resilience to climate change? Will the option maintain and enhance cultural and historical assets?	n	+	+	Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities' plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term. <u>Mitigation:</u> <i>No mitigation measures have been identified</i>
Minimise all forms of pollution and consumption of natural resources. Decision aiding questions: Will the option promote renewable energy? Will the option promote energy efficiency? Will the option minimise pollution and consumption of natural resources?	n	+	+	Aligning the plan period with the SHMA as well as the time horizons of neighbouring authorities' plans will help achieve more coherent strategic planning overall. This is considered to have positive benefits against all SA objectives over the longer term. <u>Mitigation:</u> <i>No mitigation measures have been identified</i>

MEETING OBJECTIVELY ASSESSED HOUSING NEEDS: Preferred Option 2

Summary of Option: Deliver approximately 3080 additional new homes between 2013 and 2033 to meet the district's objectively assessed housing need.

Summary of Issues and Options Assessment: The Issues and Options assessment was undertaken at an early stage in plan and evidence base preparation and considered delivery of 2,244 homes between 2013 and 2031 and delivery of more than 2,244 homes between 2013 and 2031. Both options scored positively in terms of meeting as much housing need as possible and harnessing the economic potential of tourism and widening employment opportunities in Purbeck. However, potential negative impacts were identified in terms of landscape, townscape, cultural and historical assets and pollution and consumption of natural resources.

Preferred Option 2 Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Meet as much of Purbeck's housing need as possible	++	++	++	This option will deliver the district's objectively assessed housing need. <i>No mitigation measures have been identified.</i>
Promote services and facilities where need is identified	+	+	+	This option would support the delivery of new service and facility provision, in particular on the larger sites. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	+	+	New residential development is expected to generate additional employment and tourism opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	New residential development, particularly on the larger sites could make a positive contribution towards accessing services and facilities and reduce reliance on the car to do so. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	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. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
				<p>national guidance and PLP1 Policy FR.</p> <p><i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
Protect and enhance habitats and species and local Geodiversity.	-	n	n	<p>Suitable Alternative Natural Green space (SANGs) will need to be provided in association with new residential development. There is an identified need for mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in the Partial Review. Further detailed mitigation will be set out in the HRA that consultants undertake alongside each stage of the Partial Review.</p> <p><i>Mitigation: Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	-	n	n	<p>New residential development in Purbeck has potential to be located in sensitive landscape and townscape locations. However, there is potential for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
Minimise all forms of pollution and consumption of natural resources	--	-	-	<p>New residential development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements (depending on location), light pollution and consumption of natural resources.</p>

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
				<i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i>

MEETING OBJECTIVELY ASSESSED HOUSING NEEDS: Alternative Option 1

Summary of Option: Deliver more than approximately 3080 additional new homes between 2013 and 2033 if unmet need is identified from a neighbouring council.

Summary of Issues and Options Assessment: The Issues and Options assessment was undertaken at an early stage in plan and evidence base preparation and considered delivery of 2,244 homes between 2013 and 2031 and delivery of more than 2,244 homes between 2013 and 2031. Both options scored positively in terms of meeting as much housing need as possible and harnessing the economic potential of tourism and widening employment opportunities in Purbeck. However, potential negative impacts were identified in terms of landscape, townscape, cultural and historical assets and pollution and consumption of natural resources.

Alternative Option 1 Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Meet as much of Purbeck's housing need as possible	++	++	++	This option will deliver the district's objectively assessed housing need and unmet need identified by a neighbouring council. <i>No mitigation measures have been identified.</i>
Promote services and facilities where need is identified	+	+	+	This option would support the delivery of new service and facility provision, in particular on the larger sites. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	+	+	New residential development is expected to generate additional employment and tourism opportunities. <i>No mitigation measures have been identified.</i>

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p>New residential development, particularly on the larger sites could make a positive contribution towards accessing services and facilities and reduce reliance on the car to do so.</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	<p>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. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
Protect and enhance habitats and species and local Geodiversity.	-	n	n	<p>Suitable Alternative Natural Green space (SANGs) will need to be provided in association with new residential development. There is an identified need for mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in the Partial Review. Further detailed mitigation will be set out in the HRA that consultants undertake alongside each stage of the Partial Review.</p> <p><i>Mitigation: Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	-	n	n	<p>New residential development in Purbeck has potential to be located in sensitive landscape and townscape locations. However, there is potential for layout and design measures to minimise impact through the</p>

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
				use of screening, sensitive edges, appropriate material etc. <i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i>
Minimise all forms of pollution and consumption of natural resources	--	-	-	New residential development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements (depending on location), light pollution and consumption of natural resources. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i>

DEVELOPMENT STRATEGY: Policy LD

Summary: The PLP will direct development towards the most sustainable locations in the district, in accordance with a clearly defined hierarchy.

Summary of Issues and Options Assessment: See below.

Policy LD Assessment: This matter was considered as part of the PLP1 Partial Review Issues and Options Report in January 2015. No changes are proposed in the Options (2016) document and further assessment is therefore not required. The 2015 assessment is included below for information.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	++	++	++	No additional comments <i>No mitigation measures have been identified.</i>
Promote services and facilities where need is identified	u	u	u	The current level and location of need is unknown at this stage.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
				<i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	+	+	+	New residential development is expected to generate additional employment and tourism opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	++	++	++	Policy LD directs development towards the most sustainable locations in the district. This option would see this approach continued into the future, enabling new housing to be supported by existing and new services, facilities and employment opportunities. This is likely to minimise the need to travel by car to access such facilities and services. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR. <i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i>
Protect and enhance habitats and species and local Geodiversity.	n	n	n	Suitable Alternative Natural Green space (SANGs) will need to be provided in association with new residential development. There is an identified need for SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in the Partial Review. Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
				<i>Mitigation: Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	-	n	n	New residential development dispersed around the district has potential to be located in sensitive landscape and townscape locations. However, there is potential for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc. <i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i>
Minimise all forms of pollution and consumption of natural resources	--	-	-	New residential development dispersed around the district has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i>

DEVELOPMENT STRATEGY: Preferred Option 3

Summary of Option: A new infrastructure-led approach with a focus on sustainable locations, wherever possible. Includes new housing allocations at the following locations: Appendix 1 includes a summary table of this option.

SHLAA ref no	Address	Spatial area	Potential homes
6/27/0241	South of Dorchester Road, Wool	South west	1000
6/27/0242	Land to west of Purbeck Gate, Wool	South west	
6/27/0246	Land off Sandhills Crescent, East Burton, Wool	South west	
6/27/0248	Land at Giddy Green, East Burton	South west	

6/27/0249	Land adjoining Winfrith Technology Centre	South west	
6/27/0254	Site South of Wool	South west	
6/27/0258	Lower Hillside, Wool	South west	
6/27/0546	Land off the A352, Wool	South west	
6/27/1309	Land at Portland House, East Burton, Wool	South west	
6/15/1316	Land to west of Lytchett Minster	North east	650
6/15/1318	Land to South East of Lytchett Minster School	North east	
6/02/0170	Land at Worgret Manor, Worgret, Wareham	Central	500
6/17/1307	Moreton Pit, Redbridge Road, Moreton	South west	350
6/14/0268	Field off Burbidge Close, Lytchett Matravers	North east	330
6/14/0269	Land at Blaneys Corner, Lytchett Matravers	North east	
6/14/0270	Land at Flowers Drove, Lytchett Matravers	North east	
6/14/0271	Land to east of Wareham Road, Lytchett Matravers	North east	
6/14/0273	Land adj. 47 Wareham Road, Lytchett Matravers	North east	
6/14/0540	Land behind 36 & 38 Wareham Road, Lytchett Matravers	North east	
6/14/1355	Land aj. Primary School, Lytchett Matravers	North east	
6/23/0166	Land adj Tantinoby Farm, North Wareham	Central	205
6/23/1314	Land west of Westminster Industrial Estate, Bere Regis Rd	Central	
6/15/1320	Land at Policemans Lane (adj Local Plan site), Upton	North east	100
6/13/0356	Land adj Durnford Drove, Langton Matravers	South east	40
6/13/0559	South of the Hyde, Langton Matravers	South east	
6/28/1368	Land rear of Eventide, Harmans Cross	South east	20

Summary of Issues and Options Assessment: This specific option was not assessed at Issues and Options stage. However, the option to disperse new settlement extensions in line with Policy LD which advocates sustainable development was assessed (see above) and identified mostly positive and neutral effects apart from impacts on pollution and natural resources. Potential large housing sites at different locations as included in Preferred Option 3 were also assessed as follows:

Wool - scored positively in meeting housing need and location close to employment provision. Scored positive in terms of access to services and reducing the need to travel by car. Scored negatively in terms of impact on landscape, townscape, cultural and historical assets in short term and minimising pollution and consumption of natural resources over short to long term.

Lytchett Minster - scored positively in meeting housing need and location close to employment provision. Scored negatively on access to services other than by car although fewer details about infrastructure and service provision were available at this stage to assess. Also scored

negatively in terms of impact on landscape, townscape, cultural and historical assets and minimising pollution and consumption of natural resources due to traffic movements.

Worgret, Wareham - scored positively in meeting housing need and location close to employment provision. Scored very positive in terms of access to services and reducing the need to travel by car. Scored negatively in terms of impact on landscape, townscape, cultural and historical assets and minimising pollution and consumption of natural resources.

Moreton - scored positively in meeting housing need and location close to employment provision. Scored negatively on access to services other than by car in medium to long term, although fewer details about infrastructure and service provision were available at this stage to assess. Scored negatively for impact on habitats, species and geodiversity as no mitigation identified at stage of assessment. Scored negatively in terms of impact on landscape, townscape, cultural and historical assets in short term and minimising pollution and consumption of natural resources over short to long term.

North Wareham – scored positively in meeting housing need, location close to employment provision, access to services and reducing the need to travel by car. Scored negatively in terms of impact on landscape, townscape, cultural and historical assets and minimising pollution and consumption of natural resources.

Langton Matravers – A site to the north of Langton Matravers was considered at the Issues and Options stage. Different sites are being considered in the Options 2016 document. Scored positively in meeting housing need and location close to employment provision. Scored negatively on access to services other than by car. Also scored negatively in terms of impact on landscape, townscape, cultural and historical assets and minimising pollution and consumption of natural resources due to traffic movements.

Preferred Option 3 Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>This option will deliver the district’s objectively assessed housing need and incorporates the ability to provide a mix of housing including affordable homes and family housing. Under this option, the anticipated delivery of housing across the plan period exceeds the need identified in the latest Strategic Housing Market Assessment (SHMA) for the area. This will help provide a range and choice of sites for development and a degree of flexibility should certain sites not come forward as planned.</p> <p><u>Mitigation</u> <i>Infrastructure improvement and conservation measures will need to take</i></p>

				<i>place in order to help facilitate the success of this strategy.</i>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	++	++	++	<p>Current level and location of need has not been quantified for all services and facilities at this stage. However, the strategy possesses the potential to maintain and enhance service provision across the district providing new facilities as part of certain new housing developments and increasing the viability of existing services and facilities through increased patronage at other sustainable locations.</p> <p><u>Mitigation</u> <i>No mitigation measures have yet been identified as level and location of need has not been confirmed.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	++	++	++	<p>Key employment sites exist at various locations across Purbeck including Dorset Green Technology Park, Holton Heath, and Sandford Lane. New residential development across sustainable locations will provide additional employment opportunities and increase the working age of the population in line with economic growth forecasts, and whilst calculations have yet to determine exactly how much employment land will be required, it is anticipated that the mix of existing employment sites will provide more than sufficient employment opportunities in relatively close proximity to new housing.</p> <p>New housing will not only increase and diversify the local workforce but may also help introduce new businesses to the area, including those that might capitalise on the area's economic opportunities in engineering; environmental technology; creative industries; and extending the tourism season.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p>	++	++	++	<p>New residential development under this strategy option is likely to make a positive contribution towards accessing services whilst reducing reliance on the car to do so. The level of contribution will depend on the proximity of new development to existing services and the mix of uses included in the development proposals themselves. However, as this strategy option represents an infrastructure-led approach, it is envisaged that, as far as possible, new development will be located near existing services (which will therefore be maintained or enhanced), or will encompass proposals for the provision of new services and infrastructure to address changing needs.</p>

<p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				<p>Carefully considered changes to the green belt under this option could assist in making a number of existing settlements more sustainable with the associated introduction of new development that helps sustain / provide local services and reduce the need to travel elsewhere.</p> <p><u>Mitigation</u> <i>Where inadequate services and facilities currently exist, it will be important to ensure that suitable measures are encouraged by local planning policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be installed as part of an integrated and coherent network of such measures that link employment provision to existing and proposed housing..</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR (and any subsequent updates).</p> <p>In some areas which are currently vulnerable to flooding e.g. Lytchett Minster and Wool, the prospect of new development offers the opportunity to help alleviate that risk.</p> <p><u>Mitigation:</u> <i>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented.</i></p> <p><i>In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p>	-	n	n	<p>Some of the larger sites being considered for development under this option are capable of providing Suitable Alternative Natural Green space (SANGs) on-site. Other, smaller sites have the potential to contribute towards the provision of mitigation through Community Infrastructure</p>

<p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>Levy (CIL) contributions in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	-	n	n	<p>New development in Purbeck has the potential to be located in sensitive landscape and townscape locations. Landscape impact assessments should be undertaken where necessary and appropriate.</p> <p>Elements of this strategy option would likely involve locating new development (principally housing development) on land that is currently designated as green belt. By removing the green belt designation in selected locations, it may be possible to create more sustainable settlements without unduly compromising the purpose of the green belt to maintain the openness of land between settlements and to preserve the distinctiveness of the adjacent communities. Decisions should be underpinned both by immediate locational factors and broader issues of meeting housing needs and achieving sustainable development.</p> <p>There is potential for layout and design measures to minimise impact through, for instance, the use of screening, sensitive edges, appropriate material.</p> <p><u>Mitigation:</u></p>

				<p><i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements including those that deal with development proposed in AONB and green belt designations.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise, and consumption of natural resources. In the longer term, there is potential for increased air pollution relating to traffic movements (depending on location), light pollution, and consumption of natural resources. However, this strategy is infrastructure led with a focus on sustainable locations which should minimise the need for traffic movements. Transport modelling looks at potential traffic impacts of this option and considers the impacts acceptable.</p> <p>New development is also able to benefit from higher standards of design and construction which incorporates new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i> <i>Ensure the Plan's strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, being realistic and deliverable according to prevailing site conditions.</i></p>

DEVELOPMENT STRATEGY: Alternative Option 2

Summary: 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. Appendix 1 includes a summary table of this option. Includes new housing allocations at the following locations:

SHLAA ref no	Address	Spatial area	Potential homes
6/27/0241	South of Dorchester Road, Wool	South west	1000
6/27/0242	Land to west of Purbeck Gate, Wool	South west	
6/27/0246	Land off Sandhills Crescent, East Burton, Wool	South west	
6/27/0248	Land at Giddy Green, East Burton	South west	
6/27/0249	Land adjoining Winfrith Technology Centre	South west	
6/27/0254	Site South of Wool	South west	
6/27/0258	Lower Hillside, Wool	South west	
6/27/0546	Land off the A352, Wool	South west	
6/27/1309	Land at Portland House, East Burton, Wool	South west	
6/15/1316	Land to west of Lytchett Minster	North east	650
6/15/1318	Land to South East of Lytchett Minster School	North east	600
6/17/1307	Moreton Pit, Redbridge Road, Moreton	South west	
6/17/1308	Land to north of Moreton Station	South west	500
6/02/0170	Land at Worgret Manor, Worgret, Wareham	Central	
6/23/0166	Land adj Tantinoby Farm, North Wareham	Central	205
6/23/1314	Land west of Westminster Industrial Estate, Bere Regis Rd	Central	100
6/15/1320	Land at Policemans Lane (adj Local Plan site), Upton	North east	
6/14/0269	Land at Blaneys Corner, Lytchett Matravers	North east	
6/14/0270	Land at Flowers Drove, Lytchett Matravers	North east	90
6/13/0356	Land adj Durnford Drove, Langton Matravers	South east	
6/13/0559	South of the Hyde, Langton Matravers	South east	40
6/28/1368	Land rear of Eventide, Harmans Cross	South east	20

Summary of Issues and Options Assessment:

Alternative Option 2 Assessment: As with the above option, this specific option was not assessed at Issues and Options stage. However, potential large housing sites in the south-west as included in Alternative Option 2 were assessed at the Issues and Options stage (as set out above) and negative effects in terms of impact on landscape, townscape, cultural and historical assets in short term and minimising pollution and

consumption of natural resources over short to long term were identified. Some sites also scored negatively on access to services other than by car in medium to long term, although fewer details about infrastructure and service provision by the development sites were available at this stage to assess.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>This option will deliver the district’s objectively assessed housing need and incorporates the ability to provide a mix of housing including affordable homes and family housing. Under this option, the anticipated delivery of housing across the plan period exceeds the need identified in the latest Strategic Housing Market Assessment (SHMA) for the area. This will help provide a range and choice of sites for development and a degree of flexibility should certain sites not come forward as planned.</p> <p><u>Mitigation</u> <i>Infrastructure improvement and conservation measures will need to take place in order to help facilitate the success of this strategy.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	+	+	<p>The option sets to maximise housing in south west Purbeck where land would be developed outside the green belt and AONB but where primarily only local services currently exist. Any shortfall of housing would be met in line with Policy LD which would include developing sites in the north-east which are more constrained in terms of landscape and conservation designations, but which offer the opportunity to access a wider choice of services and facilities a short distance away in the conurbation.</p> <p>In case of the former, local facilities are likely to be maintained and /or enhanced with further facilities available and often accessible by sustainable means. In case of the latter, local facilities will again be maintained / enhanced with further facilities also available nearby.</p> <p>Primary means of travel to and from sites in the South West is likely to be by car as households travel to access a wider range of facilities and services in the larger towns and conurbation. Whilst some car travel will also result from sites elsewhere in the District, the scale and proximity of</p>

				<p>nearby towns and the conurbation are likely to reduce trip lengths and the overall impact.</p> <p><u>Mitigation:</u> <i>No mitigation measures have yet been identified as the level and location of need for services and facilities has not been confirmed.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	++	++	++	<p>Dorset Green Technology Park is a key employment site in the south-west of Purbeck and further employment opportunities exist at Holton Heath, Sandford Lane, and the conurbation towards the north and east.</p> <p>New residential development will provide additional employment opportunities and increase the working age of the population in line with economic growth forecasts, and whilst calculations have yet to determine how much land will be required, it is anticipated that the mix of existing employment sites across the district will provide more than sufficient employment opportunities in relative close proximity to new housing.</p> <p>New housing will not only increase and diversify the local workforce but may also help introduce new businesses to the area, including those that might capitalise on the area's economic opportunities in engineering; environmental technology; creative industries; and extending the tourism season.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and</p>	+	+	+	<p>New residential development under this strategy option is likely to make a positive contribution towards accessing services and reducing reliance on the car to do so. However, the actual level of contribution will depend on the proximity of new development to existing services and the mix of uses included in the development proposals themselves.</p> <p>Primary means of travel to and from sites in the South West is likely to be by car as households travel to access a wider range of facilities and services in the larger towns and conurbation. Whilst some car travel will also result from sites elsewhere in the District, the scale and proximity of nearby towns and the conurbation are likely to reduce trip lengths and the</p>

<p>walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				<p>overall impact.</p> <p>Carefully considered changes to the green belt in the north-east of the district could assist in making settlements such as Lytchett Matravers more sustainable with the associated introduction of new development that helps maintain / provide local services and reduce the need to travel elsewhere.</p> <p>In the south-west, the absence of landscape and conservation designations helps reduce the number of policy conflicts and increases the prospect of new development maintaining / enhancing existing infrastructure whilst also reducing the need to travel. Where travel does remain necessary, nearby main line rail links offer a positive and sustainable transport option.</p> <p><u>Mitigation</u> <i>Where inadequate services and facilities currently exist, it will be important to ensure that suitable measures are encouraged by local planning policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p>In some areas which are currently vulnerable to flooding, the prospect of new development offers the opportunity to help alleviate that risk.</p> <p><u>Mitigation:</u> <i>There is a need to ensure that the SFRA is updated as detailed site</i></p>

				<p><i>options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented.</i></p> <p><i>In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>Some of the larger sites being considered for development under this option are capable of providing Suitable Alternative Natural Green space (SANGs) on-site. Other, smaller sites have the potential to contribute towards the provision of off-site mitigation through Community Infrastructure Levy (CIL) contributions in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p>	-	n	n	<p>New development in Purbeck has the potential to be located in sensitive landscape and townscape locations. Landscape impact assessments should be undertaken where necessary and appropriate.</p> <p>Elements of this strategy option would likely involve locating new</p>

<p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p>development (principally housing development) on land that is currently designated as green belt. By removing the green belt designation in selected locations (e.g. Lytchett Matravers), it may be possible to create more sustainable settlements without unduly compromising the purpose of the green belt to maintain the openness of land between settlements and to preserve the distinctiveness of the adjacent communities. However, in other locations (e.g. Lytchett Minster), there is a likelihood of harm to the green belt and great care needs to be taken in deciding where any changes should occur and the extent of those changes. Decisions should be underpinned both by immediate locational factors and broader issues of meeting housing needs and achieving sustainable development.</p> <p>There is potential for layout and design measures to minimise impact through, for instance, the use of screening, sensitive edges, appropriate material.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements including those that deal with development proposed in AONB and green belt designations.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise, and consumption of natural resources. In the longer term, there is potential for increased air pollution relating to traffic movements (depending on location), light pollution, and consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporates new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy in order to reduce transport emissions.</i> <i>Ensure the Plan's strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery</i></p>

				<i>of development types, being realistic and deliverable according to prevailing site conditions.</i>
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DEVELOPMENT STRATEGY: Alternative Option 3

Summary: 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. Appendix 1 includes a summary table of this option. Includes new housing allocations at the following locations:

SHLAA ref	Address	Spatial area	Potential homes
6/15/1316	Land to west of Lytchett Minster	North east	650
6/15/1318	Land to South East of Lytchett Minster School	North east	
6/14/0268	Field off Burbidge Close, Lytchett Matravers	North east	600
6/14/0269	Land at Blaneys Corner, Lytchett Matravers	North east	
6/14/0270	Land at Flowers Drove, Lytchett Matravers	North east	
6/14/0271	Land to east of Wareham Road, Lytchett Matravers	North east	
6/14/0272	Land at Foxhills Cottage, Lytchett Matravers	North east	
6/14/0273	Land adj 47 Wareham Road, Lytchett Matravers	North east	
6/14/0274	Adjacent to Peach Cottage, Foxhills Lane, Lytchett Matravers	North east	
6/14/0276	Land adj. The Rectory, Jenny's Lane, Lytchett Matravers	North east	
6/14/0345	Adj Sunnyside Farm, Wimborne Road, Lytchett Matravers	North east	
6/14/0375	Adj. Middle Road, Lytchett Matravers	North east	
6/14/0540	Land behind 36 & 38 Wareham Road, Lytchett Matravers	North east	
6/14/1355	Land adj Primary School, Lytchett Matravers	North east	
6/14/1369	Land to rear of 28-34 Wareham Road, Lytchett Matravers	North east	
6/14/1370	Land adjacent Willowbrook	North east	
6/15/1320	Land at Policemans Lane (adj Local Plan site), Upton	North east	100
6/02/0170	Land at Worgret Manor, Worgret, Wareham	Central	500
6/23/0166	Land adj Tantinoby Farm, North Wareham	Central	205
6/23/1314	Land west of Westminster Industrial Estate, Bere Regis Rd	Central	
6/27/0241	South of Dorchester Road, Wool	South west	1,000
6/27/0242	Land to west of Purbeck Gate, Wool	South west	

6/27/0246	Land off Sandhills Crescent, East Burton, Wool	South west	
6/27/0248	Land at Giddy Green, East Burton	South west	
6/27/0249	Land adjoining Winfrith Technology Centre	South west	
6/27/0254	Site South of Wool	South west	
6/27/0258	Lower Hillside, Wool	South west	
6/27/0546	Land off the A352, Wool	South west	
6/13/0356	Land adj Durnford Drove, Langton Matravers	South east	

Summary of Issues and Options Assessment: As with the above option, this specific option was not assessed at Issues and Options stage and none of the sites at Lytchett Matravers were assessed due to their individual small size. However, the larger housing site at Lytchett Minster was assessed at the Issues and Options stage and negative effects in terms of impact on landscape, townscape, cultural and historical assets in short term and minimising pollution and consumption of natural resources over short to long term were identified. The site also scored negatively on access to services other than by car in medium to long term, although fewer details about infrastructure and service provision by the development sites were available at this stage to assess.

Alternative Option 3 Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>This option will deliver the district's objectively assessed housing need and incorporates the ability to provide a mix of housing including affordable homes and family housing. Under this option, the anticipated delivery of housing across the plan period meets the need identified in the latest Strategic Housing Market Assessment (SHMA) for the area providing a range of sites for development with a particular focus in the north-east of the district.</p> <p>Policy LD of the adopted Purbeck District Local Plan will be used to cater for any housing need that remains unmet following development of sites in the north-east. The policy aims to direct development to the most sustainable locations in accordance with a defined settlement hierarchy.</p> <p><u>Mitigation:</u> <i>Infrastructure improvement and conservation measures will need to take</i></p>

				<i>place in order to help facilitate the success of this strategy.</i>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	+	+	<p>Current level and location of need has not been quantified for all services and facilities at this stage. However, by concentrating new development proposals around existing settlements in north-east Purbeck, this strategy option embodies the potential to maintain and enhance service provision in certain key settlements (e.g. Lytchett Matravers), increasing the viability of existing services and facilities through increased patronage.</p> <p>Residents in such settlements could also readily travel the short distance to / from the adjacent urban areas of Poole and Bournemouth. The adjacent conurbation is already well established as a destination for residents requiring higher-order services and facilities in preference to more local provision. Good public transport links to the adjacent urban conurbation should underpin this approach so that viable alternatives exist to the use of the private car.</p> <p><u>Mitigation:</u> <i>No mitigation measures have yet been identified as the level and location of need has not been confirmed.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	++	++	++	<p>Key employment sites exist at various locations across Purbeck including Holton Heath and Sandford Lane in the north-east. New residential development under this option will provide additional employment opportunities and increase the working age of the population in line with economic growth forecasts, and whilst calculations have yet to determine exactly how many jobs and how much land will be required, it is anticipated that the mix of existing employment sites will provide more than sufficient employment opportunities in relative close proximity to new housing.</p> <p>Employment opportunities will also continue to exist in the adjacent conurbations of Poole and Bournemouth which, though outside the district, are only a short commute away and are established centres of employment activity.</p> <p>New housing will not only increase and diversify the local workforce but may also help introduce new businesses to Purbeck, including those that might capitalise on the area's economic opportunities in engineering;</p>

				<p>environmental technology; creative industries; and extending the tourism season.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	++	<p>New residential development under this strategy option is likely to make a positive contribution towards accessing services whilst reducing reliance on the car to do so. However, the actual level of contribution will depend on the proximity of new development to existing services and the mix of uses included in the development proposals themselves.</p> <p>Carefully considered changes to the green belt under this option could assist in making a number of existing settlements more sustainable with the associated introduction of new development that helps sustain / provide local services and reduce the need to travel elsewhere.</p> <p>Whilst a certain amount of car-borne travel will likely remain necessary to / from new development in or adjoining smaller settlements, the majority of development will take place in sustainable locations. The application of Policy LD of the adopted Local Plan will ensure that development is distributed in accordance with a defined settlement hierarchy.</p> <p><u>Mitigation</u> <i>Where inadequate services and facilities currently exist, it will be important to ensure that suitable measures are encouraged by local planning policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be installed as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1</p>

<p>erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>Policy FR.</p> <p>In some areas which are currently vulnerable to flooding e.g. Lytchett Minster and Wool, the prospect of new development offers the opportunity to help alleviate that risk.</p> <p><u>Mitigation:</u> <i>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented.</i></p> <p><i>In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>Some of the larger sites being considered for development under this option are capable of providing Suitable Alternative Natural Green space (SANGs) on-site. Other, smaller sites have the potential to contribute towards the provision of off-site mitigation through Community Infrastructure Levy (CIL) contributions in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u></p>

				<i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	-	n	n	<p>New development in Purbeck has the potential to be located in sensitive landscape and townscape locations. Landscape impact assessments should be undertaken where necessary and appropriate.</p> <p>Elements of this strategy option would likely involve locating new development (principally housing development) on land that is currently designated as green belt. By removing the green belt designation in selected locations (e.g. Lytchett Matravers), it may be possible to create more sustainable settlements without unduly compromising the purpose of the green belt to maintain the openness of land between settlements and to preserve the distinctiveness of the adjacent communities. However, in other locations (e.g. Lytchett Minster), there is a likelihood of harm to the green belt and great care needs to be taken in deciding where any changes should occur and the extent of those changes. Decisions should be underpinned both by immediate locational factors and broader issues of meeting housing needs and achieving sustainable development.</p> <p>There is potential for layout and design measures to minimise impact through, for instance, the use of screening, sensitive edges, appropriate material.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements including those that deal with development proposed in AONB and green belt designations.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p>	--	-	-	<p>New development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise, and consumption of natural resources. In the longer term, there is potential for increased air pollution relating to traffic movements (depending on location), light pollution, and consumption of natural resources.</p>

<p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>				<p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i> <i>Ensure the Plan's strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, and being realistic and deliverable according to prevailing site conditions.</i></p>
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DEVELOPMENT STRATEGY: Possible Alternative Option

Summary: This option would set out the scope for suitable settlement boundaries to be 'rounded off' thereby enabling some additional windfall development across the district.

Summary of Issues and Options Assessment: This was not assessed at Issues and Options stage.

Possible Alternative Option Assessment: The possible alternative option is not detailed enough at this stage to undertake an SA which will be undertaken at the next stage subject to its inclusion and more detailed information.

DEVELOPMENT STRATEGY: Possible Alternative Site

Summary: This site would provide a new village to the south of Lytchett Minster.

Summary of Issues and Options Assessment: This was not assessed at Issues and Options stage.

Possible Alternative Site Assessment: The alternative site option is not detailed enough at this stage to undertake an SA which will be undertaken at the next stage subject to its inclusion and more detailed information.

EMPLOYMENT LAND: Preferred Option 4

Summary: This option allocates additional employment land (for B-class uses) at Holton Heath Trading Park, Sandford Lane Industrial Estate, and Corfe Castle Depot. An amendment will also be made to the safeguarded employment area at Dorset Green. Potential employment land is also identified at French's Farm, Upton although provision of a school on this site is also being explored.

Summary of Issues and Options Assessment: All of the above sites were assessed at Issues and Options stage and the assessments are included below for information.

Preferred Option 4 Assessment: The employment sites that are being advanced for consideration as part of this Preferred Options document were subject to Sustainability Assessment as part of the PLP1 Partial Review Issues and Options Report in January 2015. Therefore, it is not considered necessary to carry out further sustainability assessments at this time.

Focus employment development at Dorset Green Technology Park (DGTP)

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	n/a	n/a	n/a	No additional comments
Promote services and facilities where need is identified	u	u	u	The current level and location of need is unknown. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	++	++	++	This option would enable the land available at Dorset Green Technology Park to be used to widen employment opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	-	-	-	This option includes the opportunity to provide new employment development in the Wool area. The area has good local facilities, shops and services. However, local residents and employees (from the local area and elsewhere) may need to access a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the conurbation. Many employees at Dorset Green are also likely to travel from further afield in the district or from outside the district to access employment. This option is likely to see a reliance on the car unless excellent links are

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
				<p>provided to the railway station in wool (link bus, footpath/cycleway).</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i></p>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	<p>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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
Protect and enhance habitats and species and local Geodiversity.	n	n	n	<p>No additional comments</p> <p><i>No mitigation measures have been identified.</i></p>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	n	n	n	<p>Currently neutral, as exact locations are not known. However, development could involve using some brownfield land, which could reduce the need for greenfield development.</p> <p><i>No mitigation measures have been identified.</i></p>
Minimise all forms of pollution and consumption of natural resources	--	--	-	<p>New employment development at Dorset Green has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. New employment development in this location is likely to increase reliance on the car for access with a related increase traffic pollution.</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i></p>

Focus employment development at Holton Heath

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	n/a	n/a	n/a	No additional comments
Promote services and facilities where need is identified	u	u	u	The current level and location of need is unknown. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	++	++	++	This option would enable the land available at Holton Heath / Admiralty Park to be used to widen employment opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	-	-	-	This option includes the opportunity to provide new employment development in the Holton Heath area. The local area has some facilities and services. However, local residents and employees (from the local area and elsewhere) may need to access a wider range of facilities and services at nearby towns such as Wareham and the conurbation. Many employees at Holton heath / Admiralty Park are also likely to travel from further afield in the district or from outside the district, in particular the conurbation. This is likely to see a reliance on the car unless excellent links are provided to the railways station (link bus, footpath/cycleway). <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR. <i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i>
Protect and enhance habitats and	n	n	n	No additional comments

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
species and local Geodiversity.				<i>No mitigation measures have been identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	n	n	n	Currently neutral, as exact locations are not known. However, development could involve using some brownfield land, which could reduce the need for greenfield development. <i>No mitigation measures have been identified.</i>
Minimise all forms of pollution and consumption of natural resources	--	--	-	New employment development at Holton heath has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. New employment development in this location is likely to increase reliance on the car with related increase traffic pollution. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i>

Provide around 3ha of additional employment land at Upton

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	n/a	n/a	n/a	No additional comments
Promote services and facilities where need is identified	u	u	u	The current level and location of need is unknown. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	++	++	++	This option would enable the land available at Upton to widen local employment opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to	+	+	+	This option is for a strategic employment site adjoining one of the district's towns and in very close proximity to the conurbation. Local residents and

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
travel by car and encourage cycling, walking and use of public transport?				<p>employees (from the local area and elsewhere) would be able to access the range of services and facilities in Upton and the wider conurbation. The site could be well served by public transport and other sustainable access measures e.g. footpaths and cycleways.</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i></p>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	<p>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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
Protect and enhance habitats and species and local Geodiversity.	n	n	n	<p>No additional comments</p> <p><i>No mitigation measures have been identified.</i></p>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	-	-	-	<p>New employment development in this location would involve de-allocating green belt land. However, the Council's Green Belt Review assessed the site and not sensitive, plus there could be an opportunity for layout and design measures, use of screening, sensitive edges, appropriate material, etc.</p> <p><i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
Minimise all forms of pollution and consumption of natural resources	--	-	-	<p>New development in Upton has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. New employment development in this location may see some reliance on the car but also provides the opportunity for employees to use public transport and</p>

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
				<p>other sustainable transport measures.</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i></p>

Provide around 1ha of additional employment land at Sandford Lane in North Wareham

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	n/a	n/a	n/a	No additional comments
Promote services and facilities where need is identified	u	u	u	<p>The current level and location of need is unknown.</p> <p><i>No mitigation measures have been identified.</i></p>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	++	++	++	<p>This option would enable the land available at Sandford Lane, North Wareham to widen local employment opportunities.</p> <p><i>No mitigation measures have been identified.</i></p>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	+	+	+	<p>This option is for a strategic employment site at one of the district's towns. Local residents and employees (from the local area and elsewhere) would be able to access the range of services and facilities in Wareham. The site could be well served by public transport and other sustainable access measures e.g. footpaths and cycleways.</p> <p><i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i></p>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	<p>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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p>

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
				<i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i>
Protect and enhance habitats and species and local Geodiversity.	n	n	n	No additional comments <i>No mitigation measures have been identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets?	-	-	-	New employment development in this location would involve de-allocating green belt land. However, the Council's Green Belt Review assessed the site and not sensitive, plus there could be an opportunity for layout and design measures, use of screening, sensitive edges, appropriate material, etc. <i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i>
Minimise all forms of pollution and consumption of natural resources	--	-	-	New development in Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. New employment development in this location may see some reliance on the care but provides the opportunity for employees to use public transport and other sustainable transport measures. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i>

Provide additional employment development at the Dorset County Council-owned depot off the B3351 at Corfe Castle

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
Meet as much of Purbeck's housing need as possible	n/a	n/a	n/a	No additional comments
Promote services and facilities where need is identified	u	u	u	The current level and location of need is unknown. <i>No mitigation measures have been identified.</i>
Harness the economic potential of tourism and widen employment opportunities in Purbeck	++	++	++	This option would enable the land available at Corfe Castle Depot to be used to widen employment opportunities. <i>No mitigation measures have been identified.</i>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport?	-	-	-	This option is for a small rural employment site that is located in a rural area. Local residents and employees (from the local area and elsewhere) may need to access a wider range of facilities and services at nearby villages and towns such as Corfe Castle and Wareham. Employees are also likely to travel from further afield in the district or from outside the district, to this rural location which is likely to see a reliance on the car. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes?	n	n	n	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 will be updated as options are refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR. <i>Mitigation: Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i>
Protect and enhance habitats and species and local Geodiversity.	n	n	n	No additional comments <i>No mitigation measures have been identified.</i>
Protect and enhance Purbeck's	-	-	-	New employment development in this location has potential to impact on the

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Supporting comments (additional to assumptions and judgements in paragraph 32)
unique landscape and townscape, and cultural and historical assets?				AONB. However, there could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc., <i>Mitigation: Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i>
Minimise all forms of pollution and consumption of natural resources	--	--	--	New employment development at Corfe Castle Depot has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution relating to traffic movements, light pollution and consumption of natural resources. New employment development in this rural location is likely to increase reliance on the car with related increase traffic pollution. <i>Mitigation: Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy for any new strategic development in the green belt.</i>

RETAIL: Preferred Option 5

Summary: Support the delivery of up to 600sqm (net) additional floor space through small-scale local food shops provided as part of proposed housing allocations at Wool, Lytchett Minster and Wareham. There are no reasonable alternatives to this option due to a lack of suitable and available sites at the district's towns and the negative impacts of out-of-town supermarkets.

Summary of Issues and Options Assessment: The Issues and Options stage assessed the delivery of up to an additional 600 sqm (net) food retail floor space but did not specify the way in which it would be delivered or locations of delivery. The option scored positively in harnessing the economic potential of tourism and widening employment opportunities, and also in ensuring that everyone has access to basic services, thereby reducing the need to travel by car.

Preferred Option 5 Assessment:

Does the option...	Impact:	Impact:	Impact:	Comments in addition to the assumptions set out
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	Short	Medium	Long	above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	No additional comments.
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	++	++	++	<p>This option has the potential to maintain and enhance service provision in certain key areas of the district providing new, small-scale facilities as part of 3 large housing developments. Flexibility within the option means that if less than 600sqm is provided across the 3 sites, the remaining requirement can be met at existing town centres and local centres through extensions to existing premises and appropriate changes of use.</p> <p><u>Mitigation</u> <i>Minor changes to PLP1 Policy RP may be necessary to ensure that any new retail facilities provided at each of the named locations are safeguarded from future changes of use that may undermine the main aim of this option to meet identified retail need at sustainable locations.</i></p> <p><i>Retail Impact Assessments will be required to ascertain whether there will be any adverse effects on existing retail facilities.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>Additional employment opportunities would arise from the small-scale retail provision proposed by this option. These opportunities would likely be most attractive to people living within the local area, providing a sustainable means of securing small-scale economic development.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling,</p>	+	+	+	<p>The delivery of new local food shops as envisaged by this policy will ensure a wider provision of facilities in certain key areas of the district and would help meet identified local needs whilst negating the need to</p>

<p>walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				<p>travel elsewhere.</p> <p><u>Mitigation</u> <i>Ensure that sustainable access measures are incorporated into site masterplans for each of the locations concerned.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p>In some areas which are currently vulnerable to flooding e.g. Wool, the prospect of new development offers the opportunity to help alleviate that risk.</p> <p><u>Mitigation:</u> <i>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented.</i></p> <p><i>In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p>	-	n	n	<p>The large sites being considered for mixed use development to include retail provision under this option are capable of providing Suitable Alternative Natural Green space (SANGs) on-site.</p>

<p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	-	n	n	<p>New development in Purbeck has the potential to be located in sensitive landscape and townscape locations. Landscape impact assessments should be undertaken where necessary and appropriate.</p> <p>Elements of this option would likely involve locating new retail development (as part of a mixed use scheme) on land that is currently designated as green belt. At Lytchett Minster there is a likelihood of harm to the green belt and great care needs to be taken in deciding where any changes should occur and the extent of those changes. Decisions should be underpinned both by immediate locational factors and broader issues of meeting housing needs and achieving sustainable development.</p> <p>There is potential for layout and design measures to minimise impact through, for instance, the use of screening, sensitive edges, appropriate material.</p> <p><u>Mitigation:</u></p>

				<i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements including those that deal with development proposed in AONB and green belt designations.</i>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	---	-	-	<p>New development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise, and consumption of natural resources. In the longer term, there is potential for increased air pollution relating to traffic movements (depending on location), light pollution, and consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i> <i>Ensure the Plan's strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, and being realistic and deliverable according to prevailing site conditions.</i></p>

HEATHLAND MITIGATION: Preferred Option 6

Summary: Residential, tourist and some equestrian-related development will not be allowed within 400m of an internationally-protected heath, but development will be allowed between 400m and 5km of a heath as long as impacts can be mitigated.

Summary of Issues and Options Assessment:

Preferred Option 5 Assessment: After due consideration as part of the partial review process, this matter is not being proposed for amendment as part of the Preferred Options document. Therefore, it is not considered necessary to carry out a sustainability assessment at this time.

NORDEN PARK & RIDE: Preferred Option 7

Summary: There is a case for expanding this site in order to ease congestion on the A351 and demand for parking in Corfe Castle and Swanage and to provide replacement car parking which is likely to be lost at Studland due to coastal erosion.

Summary of Issues and Option Assessment: This option was assessed at the Issues and Options stage and scored positively in terms of promoting services and facilities where there is a need, harnessing the economic potential of tourism and widening employment opportunities, and helping everyone to access basic services whilst reducing the need to travel by car.

Preferred Option 7 Assessment: The Council's preferred option is to support the expansion of Norden Park & Ride subject to detailed assessment of any specific proposals. This option was subject to Sustainability Assessment as part of the PLP1 Partial Review Issues and Options Report in January 2015. Since the matter is not being proposed for amendment as part of the Preferred Options document and detailed site assessments have yet to be undertaken at this stage, it is not considered necessary to carry out a further sustainability assessment at this time.

AFFORDABLE HOUSING: Policy AH

Summary: Updates to percentage requirements and thresholds in Policy AH will be made in accord with new viability evidence a successful government appeal in 2016.

Summary of Issues and Options Assessment: This option was assessed at Issues and options stage and scored positively in terms of meeting as much of Purbeck's housing need as possible.

Policy AH Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p>	++	++	++	The changes to policy that are being proposed as a result of an updated evidence base and successful government appeal should help ensure that the amount of affordable housing being delivered is maximised without unduly affecting matters of viability.

<p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>				<p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n/a	n/a	n/a	No additional comments
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p>	n/a	n/a	n/a	No additional comments

Will the option minimise pollution and consumption of natural resources?				
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RURAL EXCEPTION SITES: Policy RES

Summary: Updates to the market housing and affordable housing split allowed on rural exception sites in Policy RES will be made to reflect new viability evidence.

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Policy RES Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>The changes to policy that are being proposed as a result of an updated evidence base should help ensure that the amount of affordable housing being delivered is maximised without unduly affecting matters of viability.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments
<p>Harness the economic potential of</p>	n/a	n/a	n/a	No additional comments

<p>tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>				
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance habitats and species and local geo-diversity.</p>	n/a	n/a	n/a	No additional comments

<p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n/a	n/a	n/a	No additional comments
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	n/a	n/a	n/a	No additional comments

AFFORDABLE HOUSING TENURE: Policy AHT

Summary: Updates to tenure requirements in Policy AHT will be made in accord with the new SHMA

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Policy AHT Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	++	++	++	<p>The changes to policy that are being proposed as a result of an updated evidence base should help ensure that the types of affordable housing being delivered better reflect identified local need.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck’s economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p>	n/a	n/a	n/a	No additional comments

<p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p>	n/a	n/a	n/a	No additional comments

Will the option maintain and enhance cultural and historical assets?				
Minimise all forms of pollution and consumption of natural resources. Decision aiding questions: Will the option promote renewable energy? Will the option promote energy efficiency? Will the option minimise pollution and consumption of natural resources?	n/a	n/a	n/a	No additional comments

SELF BUILD HOUSING: Preferred Option 8 & HOUSING MIX: Policy HM

Summary: A new policy on housing mix will be added to provide for families with children and older people, and to provide an allowance for 5% self-build housing.

Summary of Issues and Options Assessment: A housing mix option was not assessed at Issues and Options stage. The background to the policy is included in the Housing Background Paper which also explains why there are no reasonable alternatives to this policy. Options to support self-build projects were considered at the Issues and Option stage. Options were generally scored positively apart from negative impacts in terms of pollution and use of natural resources.

Preferred Option 8 & Policy HM Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Meet as much of Purbeck's housing need as possible. Decision aiding questions: Will the option contribute as much as possible to the district's housing need? Will the option provide a suitable housing mix?	+	+	+	This new policy is being proposed as a result of further evidence compiled as part of the review process and should help ensure that the mix of housing being delivered better reflects identified local needs. Self-build may still to be an unaffordable option for people on low incomes, however.

<p>Will the option help provide family housing?</p>				<p><u>Mitigation</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	+	+	<p>The policy should help to secure mixed communities that cater for a wider cross-section of society. As a result, there should be demands for more services and facilities, helping to make communities more self-contained and sustainable.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>A mix of new housing development has the potential to help diversify the local workforce and introduce new employment to the area, thus bringing improvements to the local economy overall.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	u	u	u	<p>The level of contribution to meeting this SA objective depends on the location of development. As this is not a locational policy, it is not possible to assess sustainability impacts.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	u	u	u	<p>The level of contribution to meeting this SA objective depends on the location of development. As this is not a locational policy, it is not possible to assess sustainability impacts.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	u	u	u	<p>The level of contribution to meeting this SA objective depends on the location of development. As this is not a locational policy, it is not possible to assess sustainability impacts.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	u	u	u	<p>The level of contribution to meeting this SA objective depends on the location of development. As this is not a locational policy, it is not possible to assess sustainability impacts.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p>	--	-	-	<p>New development in Purbeck has the potential to generate short-term negative effects in relation to air quality, noise, and consumption of natural resources. In the longer term, there is potential for increased air pollution relating to traffic movements (depending on location), light pollution, and consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of</p>

<p>Will the option minimise pollution and consumption of natural resources?</p>				<p>design and construction which incorporates new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i> <i>Ensure that spatial policy and the distribution of development is founded on locational coherence.</i> <i>Ensure the Plan's strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, being realistic and deliverable according to prevailing site conditions.</i></p>
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CARE HOME: Preferred Option 9 - Sites 19 & 20

Summary: Allied to the policy on Housing Mix, there is an identified need for new institutional housing (residential care) in Purbeck so, 2 potential sites are being advanced for consideration as part of the Preferred Option. These sites are Bovington Middle School and Keyworth Drive / Camp Farm, Sandford.

Summary of Issues and Options Assessment: These options were not assessed for C2 residential uses at the Issues and Options stage.

Preferred Option 9 - Sites 19 & 20 Assessment:

SITE 19: BOVINGTON MIDDLE SCHOOL – Potential 50 bed C2 Care Home				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p>	+	+	+	<p>The site will contribute to meeting a specialist housing need that has been identified in Purbeck.</p>

<p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>				<p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The site will help address the housing needs of some elderly residents within the community but is unlikely to assist in the delivery of further community services and facilities.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open</p>	n/a	n/a	n/a	No additional comments

space?				
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The site is located within 400m of a heath but C2 development is permissible within this zone.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p>	n	n	n	<p>The site is located on the edge of an existing settlement and though the previous use was for a school, care needs to be taken to ensure that any future development proposals integrate effectively with the landscape townscape.</p>

<p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on this site has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution, light pollution, and the continued consumption of natural resources.</p> <p>However, part of the site can be categorised as brownfield land, and new development will be able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

SITE 20: KEYSWORTH DRIVE / CAMP FARM, SANDFORD – Potential C2 sites

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p>	+	+	+	<p>The site will contribute to meeting a specialist housing need that has been identified in Purbeck.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>

Will the site help provide family housing?				
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The site will help address the housing needs of some elderly residents within the community but is unlikely to assist in the delivery of further community services and facilities.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>Keysworth Drive is located within 400m of a heath but C2 development is permissible within this zone</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing</p>	-	n	n	<p>Both sites require the use of land that is currently included within the Green Belt. Layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate material will be essential in ensuring any future development satisfies sustainability criteria.</p> <p>The Camp Farm site is better related to the existing built form and will</p>

<p>landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>likely require less green belt and landscape mitigation than the site Keysworth Drive. This is not considered to overly influence the sustainability scoring however.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New residential development on these green field sites has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

GYPSIES, TRAVELLERS, AND TRAVELLING SHOW PEOPLE: Preferred Option 10

Summary: The Council has a statutory duty to meet the accommodation needs of gypsies, travellers and travelling showpeople. The Council is working jointly with other Dorset councils to update evidence and address identified need through a joint plan. Whilst extensive work has been undertaken to identify deliverable sites in the district, this had not yet led to identification of any sites. The Council will continue to investigate potential options. In the meantime, the Council's preferred option is to prepare a criteria-based policy to allow sites for gypsies, travellers and travelling show people to come forward, subject to fulfilling certain criteria. The preferred option welcomes views on criteria that could be included in the policy but does not put forward any draft policy wording.

Summary of Issues and Options Assessment: At Issues and Options stage two options were considered. The first was to allocate a proportion of settlement extensions as sites for Gypsies, Travellers and Travelling Showpeople and the second was to allocate new sites exclusively for Gypsies, Travellers and Travelling Showpeople. Both sites scored positively in terms of meeting housing need and providing residential development that would help to generate additional employment and tourism opportunities.

Preferred Option 10 Assessment: It is not considered necessary to carry out a sustainability assessment at this time as no policy wording has been proposed. However, an SA will be required to be undertaken on the criteria-based policy as it is produced.

MORDEN COUNTRY PARK: Preferred Option 11

Summary: Allocate land at Morden for public open space and around 80-100 holiday chalets subject to agreement of a delivery mechanism for the strategic Suitable Alternative Natural Greenspace (SANG).

Summary of Issues and Options Assessment: This option was assessed at Issues and Options stage. The assessment is provided below for information.

Preferred Option 11 Assessment: The Council's preferred option is to support the allocation of land at Morden for public open space and holiday chalets. This option was subject to Sustainability Assessment as part of the PLP1 Partial Review Issues and Options Report in January 2015. Since the matter is not being proposed for amendment as part of the Options (June 2016) document it is not considered necessary to carry out a further sustainability assessment at this time.

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Meet as much of Purbeck's housing need as possible. Decision aiding questions: Will the option contribute as much as possible to the district's housing need? Will the option provide a suitable housing mix? Will the option help provide family housing?	n/a	n/a	n/a	No additional comments
Promote services and facilities	+	+	+	This option has the potential to provide a strategic area of Suitable

<p>where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>				<p>Alternative Natural Green space (SANGs) which would not only serve users of the development, but also the wider public.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>This option would directly support the economic potential of tourism by providing additional tourist accommodation in the district.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	-	-	-	<p>This option does not include any service or facility provision. This is likely to encourage visitors to travel by car from this rural location to reach facilities elsewhere.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, and footpaths are included in emerging policy.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with relevant development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p>	--	-	-	<p>New tourist accommodation at this location has potential to impact on a sensitive part of the green belt. However, there could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p>

<p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>New tourist-related development on this greenfield site has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution (primarily relating to increased traffic movements), light pollution, and the consumption of natural resources.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

OPEN SPACE & GREEN INFRASTRUCTURE: Preferred Option 12

Summary: This option seeks to consider open space and green infrastructure provision on each of the proposed housing sites on a case by case basis.

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Preferred Option 12 Assessment: The Council's preferred option is to consider open space and green infrastructure provision on each of the proposed housing sites on a case by case basis and to develop further detail on open space requirements for each site as the Partial Review progresses. Therefore, it is not considered necessary to carry out a sustainability assessment at this time.

COASTAL CHANGE MANAGEMENT AREAS: Policy CCMA

Summary: A new policy will identify Coastal Change Management Areas (CCMAs) to take account of the predicted rates of shoreline change and make clear what development will be allowed in them.

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Policy CCMA Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	No additional comments
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p>	n/a	n/a	n/a	No additional comments

<p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	+	+	+	<p>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.</p> <p>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.</p> <p><u>Mitigation</u> <i>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.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n/a	n/a	n/a	<p>No additional comments</p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the</p>	+	+	+	<p>The policy is anticipated to have long-term positive effects in helping to avoid creating circumstances that may exacerbate the process of coastal change. As a consequence, it will help protect this part of Purbeck's unique landscape as much as possible.</p> <p><u>Mitigation</u></p>

<p>existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p><i>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.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	n/a	n/a	n/a	No additional comments

OCCUPATIONAL DWELLINGS IN THE COUNTRYSIDE: Policy OD

Summary: A new policy will set out the criteria against which applications for rural workers' dwellings will be considered.

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Policy OD Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	+	+	+	<p>This new policy is being proposed to help clarify the criteria against which applications for rural workers' dwellings will be considered. It follows the deletion of national policy criteria which were previously used to assist in the determination of relevant planning applications.</p> <p>It is considered the policy will help address a small but locally-specific need whilst, in conjunction with other policies, facilitating the protection of the countryside from inappropriate development.</p>

				<p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>Whilst the policy is primarily a development management one, it will still have the effect of facilitating the operations of businesses that need to be located in the countryside. It will therefore contribute towards maintaining and enhancing the economic potential of Purbeck, albeit on a small scale and under necessarily limited circumstances.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>In conjunction with other policies of PLP1, it is anticipated that Policy OD will help prevent inappropriate development in the countryside and will assist in the protection of habitats and species contained therein.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n	n	n	<p>In conjunction with other policies of PLP1, it is anticipated that Policy OD will help prevent inappropriate development in the landscape and will assist in the maintenance of local distinctiveness.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p>	u	u	u	<p>The policy is being introduced as a development management tool. The extent to which it is able to influence levels of pollution and the consumption of natural resources will depend on the nature and scale of any development proposals that come forward.</p>

Will the option minimise pollution and consumption of natural resources?				<u>Mitigation:</u> <i>No mitigation measures have been identified</i>
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SUSTAINABLE DRAINAGE SYSTEMS: Policy SUDS

Summary: A new policy will set out the circumstances where particular sustainable drainage systems would not be appropriate.

Summary of Issues and Options Assessment: This option was not assessed at Issues and Options stage.

Policy SUDS Assessment:

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	No additional comments
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	No additional comments

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	n/a	n/a	n/a	No additional comments
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	No additional comments
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	+	+	+	<p>There is potential for new development to impact on flooding through, for example, increased run-off. In accord with national guidance, Policy FR of PLP1 requires that SUDS are incorporated into new development proposals where appropriate.</p> <p>The addition of this policy on SUDS is considered to be a positive step in setting out the circumstances when the use of particular sustainable drainage systems <i>would not</i> be appropriate.</p> <p>It is considered the policy will contribute to long-term positive effects on this SA objective by further clarifying the stance of the PLP1 in helping to reduce flood risk overall. There will also be indirect positive impacts on minimising the adverse effects of climate change by reducing flood risk to people and property.</p>

				<p><u>Mitigation:</u> <i>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented.</i></p> <p><i>In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n/a	n/a	n/a	No additional comments
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n/a	n/a	n/a	No additional comments
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	+	+	+	<p>It is considered the policy will contribute to long-term positive effects on this SA objective by further clarifying the stance of the PLP1 in helping to reduce flood risk and reducing the pollution risks associated with flooding.</p> <p><u>Mitigation:</u> <i>No mitigation measures have been identified</i></p>

REVISIONS TO EXISTING PLP1 POLICIES

As part of the partial review process, the Council has stated the importance of ensuring that planning policies are kept up-to-date and align with national guidance. The table below sets out which PLP1 policies have changes proposed through the partial review (see proposed changes background paper: <https://www.dorsetforyou.com/Purbeck-partial-review>) and where the proposed changes have been assessed in this SA/SEA if required.

Summary table of revised policies

Policy with key changes proposed	New SA required?	If yes, where to find assessment in this document.
AH: Affordable Housing	Yes - Changes in line with national changes to guidance and viability evidence	Page 88
AHT: Affordable Housing Tenure	Yes – Updates to tenure requirements in line with new evidence	Page 93
CE: Coastal Erosion	PLP1 policy refers to Coastal Change Management Areas (CCMA) which are now covered by a new CCMA Policy. No further SA required on Policy CE. SA required on new Policy CCMA	Page 109
CF: Community Facilities and Services	Yes – changes clarify examples of community facilities and clarify that any development that generates its own pressures for community facilities and services should be delivered on site in the first instance	Page 119
CO: Countryside	Yes - Minor clarifications and an allowance for non-rural exception site housing development in settlements without a settlement boundary	Page 122
D: Design	Yes – Updates to reflect changes through the	Page 125

	Housing Standards Review. Includes a new requirement for 10% of sites of 11 or more units to be accessible and adaptable	
DH: Dorset Heaths International Designations	No – Minor updates to wording	n/a
DEV: Development Contributions	No – Minor updates to wording	n/a
E: Employment	No – Minor updates to wording	n/a
FR: Flood Risk	Yes - Various updates and clarifications to reflect national guidance	Page 127
IAT: Improving Accessibility and Transport	No – Minor updates to wording.	n/a
MOD: Military Needs	No – Update to show an allocation for 30 military-only dwellings is no longer required	n/a
PH: Poole Harbour	No – Minor updates to wording	n/a
REN: Renewable Energy	Yes – Various updates and clarifications	Page 130
RES: Rural Exception Sites	Yes – Update to percentage split between market and affordable housing in line with new evidence	Page 91
RP: Retail Provision	Yes – Changes to policy wording	Page 83
TA: Tourist Accommodation and Attractions	Yes – Changes to wording to allow greater flexibility and strengthening of policy	Page 132

REVISION TO EXISTING POLICY CF: Community Facilities and Services

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
Meet as much of Purbeck's housing need as possible.	n/a	n/a	n/a	

<p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>				
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	++	++	++	<p>The safeguarding of existing services and facilities and the provision of new facilities and services where development would generate pressures will ensure that provision is maintained or provided where a need is identified.</p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>New facilities and services provided in line with this policy may generate indirect benefits in relation to tourism. The provision of new facilities and the retention of existing community facilities may also widen employment opportunities within the district.</p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and</p>	++	++	++	<p>The safeguarding of existing services and facilities and the provision of new facilities and services where development would generate pressures will ensure that provision is maintained or provided where a need is identified. New provision of services and facilities as part of a development scheme may also reduce the need for residents to travel by car to access services elsewhere. However, car trips further afield are still likely to be required to access a wider range of services and facilities only be provided by larger towns or the conurbation.</p>

<p>walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the residential aspect of mixed use development schemes.</p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	n	n	n	<p>Any new community facility and service provision as part of new development will be expected to minimise impact on landscape, townscape, cultural and historical assets. It is expected that appropriate design measures will be incorporated into development schemes to mitigate impact, for example, screening and landscaping. Provision of new facilities and services could also have positive effects including enhancing townscape and landscape and by helping to sustain communities.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p>	n	n	n	<p>New community facility and service provision has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources.</p>

<p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>				<p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p>
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REVISION TO EXISTING POLICY CO: Countryside

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	+	+	+	<p>This policy permits residential development in the countryside that is considered either essential or exceptional. It also supports some residential development at villages without a settlement boundary where it relates well to the settlement.</p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	+	+	+	<p>Whilst limited, new residential development in the countryside may help to maintain existing service and facilities or support the provision of needed services and facilities.</p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p>	+	+	+	<p>Whilst limited, new residential development in the countryside may generate indirect benefits in relation to tourism and widen employment opportunities within the district.</p>

<p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>				
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>Whilst limited, new residential development in the countryside may help to maintain existing service and facilities or support the provision of needed services and facilities. Such provision may reduce the number of trips residents in rural villages make to access facilities and services elsewhere.</p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the residential aspect of mixed use development schemes.</p>

<p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	-	n	n	<p>New residential development has the potential to impact upon landscape, townscape, cultural and historical assets. A landscape impact assessment should consider the extent to which the sites are capable of development without compromising character and appearance.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are addressed in planning applications.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable measures are included in planning applications.</i></p>

REVISION TO EXISTING POLICY D: Design

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p>	+	+	+	The achievement of high quality design and local distinctiveness may indirectly have positive effects for the potential of tourism and employment opportunities within the district.

Will the option help to improve Purbeck's economy?				
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	+	+	+	The policy sets out that new development should reflect advice in the District Design Guide SPD and deliver other sustainable development objectives. This promotes the sustainable use of resources in the context of climate change, including flood risk and drainage.
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	++	++	++	The policy sets out that new development should demonstrate support for biodiversity through sensitive landscaping and in built features such as nesting and roosting facilities. The location of development, its design, layout and mitigation measures could all result in significant positive effects for this objective.
<p>Protect & enhance Purbeck's unique landscape & townscape, &</p>	++	++	++	The policy has the potential to impact positively upon landscape, townscape, cultural and historical assets. It supports integration of

<p>cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p>development, localised building materials and high quality and sensitive design.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	+	+	+	<p>The policy sets out that new development should reflect advice in the District Design Guide SPD which promoted sensitive waste management, recycling and sustainable development which would minimise pollution and consumption of natural resources.</p>

REVISION TO EXISTING POLICY FR: Flood Risk

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n	n	n	
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p>	n	n	n	

<p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>				
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	+	+	+	<p>The achievement of high quality design and local distinctiveness may indirectly have positive effects for the potential of tourism and employment opportunities within the district.</p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n	n	n	
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p>	++	++	++	<p>The purpose of this policy is to ensure that development does not take place in areas at risk of flooding. This is to be achieved through the sequential approach to the location of new development which gives priority to Flood Zone 1. The policy sets out detailed requirements in relation to flood risk, flood risk assessments, sustainable drainage systems and avoidance of flood risk in new</p>

<p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>developments both now and into the future. The policy is expected to have significant positive effects in relation to the objective.</p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	+	+	+	<p>Flood protection measures set out in this policy will help to protect the district's landscape, townscape, cultural and historical assets. Overall it is expected that the policy will have a positive effect.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	+	+	+	<p>This policy encourages the inclusion of sustainable drainage systems in the design of new development which would restrict run off. This is expected to have a positive effect in terms of minimising water pollution.</p>

REVISION TO EXISTING POLICY REN: Renewable Energy

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district’s housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>	n/a	n/a	n/a	
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p>	+	+	+	<p>The provision of renewable energy may provide some local employment opportunities and could indirectly have a positive effect on the tourism economy.</p>

Will the option help to improve Purbeck's economy?				
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	n/a	n/a	n/a	
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>	+	+	+	Renewable energy proposals in this policy plan for climate change by reducing reliance on fossil fuels for energy production.
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	+	+	+	The policy requires that proposals for renewable energy apparatus do not have adverse ecological impacts on protected habitats unless there is no alternative interest and there are reasons of overriding public interest of provision.
<p>Protect & enhance Purbeck's unique landscape & townscape, &</p>	+	+	+	The policy requires that proposals for renewable energy apparatus do not cause adverse harm to visual amenity within the landscape

<p>cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>				<p>and from views into the landscape. Adverse harm should also not be caused to seascape or heritage assets.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	+	+	+	<p>This policy enables provision of renewable energy apparatus which will reduce reliance on fossil fuels and greenhouse gas emissions which would have positive effects on pollution and use of natural resources in the longer term. The policy ensures that nuisances and emissions would not be allowed.</p>

REVISION TO EXISTING POLICY TA: Tourist Accommodation and Attractions

Does the option...	Impact: Short	Impact: Medium	Impact: Long	Comments in addition to the assumptions set out above
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the option contribute as much as possible to the district's housing need?</p> <p>Will the option provide a suitable housing mix?</p> <p>Will the option help provide family housing?</p>	n/a	n/a	n/a	
<p>Promote services and facilities</p>	n	n	n	

<p>where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the option assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the option assist in the retention of a service or facility?</p> <p>Will the option help address the needs of elderly residents?</p>				
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the option contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the option facilitate higher waged job provision?</p> <p>Will the option help to improve Purbeck's economy?</p>	++	++	++	<p>New tourist accommodation and attractions are likely to have a significant positive effect in relation to the tourism economy and the provision of employment.</p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the option help everyone access basic facilities and services?</p> <p>Will the option help reduce the need to travel by car?</p> <p>Will the option make public transport, cycling and walking easier and more attractive?</p> <p>Will the option help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	-	-	n	<p>The majority of tourist attractions are likely to be located outside settlements while accommodation is frequently located in countryside areas, such as camp sites. Tourists are therefore likely to rely on their own car as opposed to public transport to access facilities, services and attractions. In the short and medium-term, before public transport provision or alternative transport provision can be provided, the overall effect is likely to be negative. In the longer term as alternative transport provision is provided then effects may become neutral.</p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p>	n	n	n	<p>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 will be updated as options continue to be refined. A Flood Risk Assessment (FRA) will</p>

<p>Will the option help reduce vulnerability to flooding?</p> <p>Will the option reduce vulnerability to coastal erosion?</p> <p>Will the option take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the option be able to adapt to climatic changes?</p>				<p>be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the option help to protect and enhance habitats and species?</p> <p>Will the option recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the option help protect and/or enhance the existing landscape and townscape?</p> <p>Will the option value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the option maintain and enhance cultural and historical assets?</p>	+	+	+	<p>The policy requires that proposals for new tourist accommodation and attractions should be located within the towns, key service villages and local service villages. Development may be acceptable in the countryside, including AONB or Green Belt where the purpose of designation is not prejudiced. Overall the policy seeks to direct tourist accommodation and attractions to sustainable locations thereby minimising impacts on landscape.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the option promote renewable energy?</p> <p>Will the option promote energy efficiency?</p> <p>Will the option minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New tourist development has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u></p>

				<i>Ensure that sustainable measures are included in planning applications.</i>
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Summary Discussion of the Development Strategy Options

41. 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.

42. 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.
43. 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.
44. 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.

45. 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.
46. 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.
47. 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.

48. 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.
49. 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.
50. 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.

51. 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.
52. 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.
53. 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.

54. 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.

55. 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.
56. 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.
57. 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.
58. 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.
59. 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.
60. 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.

61. 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.
62. 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

63. 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.
64. 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.
65. 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

66. 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.

67. 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.
68. 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

69. 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.
70. 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

71. 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.
72. 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

73. 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

74. 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.
75. 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.
76. 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

77. 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

78. 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.
79. 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.
80. 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.
81. 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.
82. 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.
83. 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.

Appendix 1: Sustainability scoring of preferred and alternative development options at a glance

	PREFERRED OPTION A new infrastructure-led approach with a focus on sustainable locations, wherever possible.			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.			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.		
	SHORT	MEDIUM	LONG	SHORT	MEDIUM	LONG	SHORT	MEDIUM	LONG
Meet as much of Purbeck's housing need as possible.	Green	Green	Green	Green	Green	Green	Green	Green	Green
Promote services and facilities where need is identified.	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Harness the economic potential of tourism and widen employment opportunities in Purbeck.	Green	Green	Green	Green	Green	Green	Green	Green	Green
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.	Green	Green	Green	Light Green	Light Green	Light Green	Green	Green	Green
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect & enhance habitats and species and local geo-diversity.	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Minimise all forms of pollution and consumption of natural resources.	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange

Appendix 2: Sustainability assessment of sites comprising the Preferred Option

It is noted that site options for the PLP1 review have been constrained by the contents of the SHLAA and that, although a site may be included in the SHLAA, it does not necessarily follow that it is suitable for consideration as part of the Partial Review as there may be a variety of constraints that cause the site to be considered undeliverable. It is also noted that no residential allocations are proposed in Flood Zones 2 & 3.

Summary of site assessments:

	Wool			Lytchett Minster			Wareham			North Wareham			Moreton			Lytchett Matravers			Upton			Langton Matravers			Harmans Cross					
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Meet as much of Purbeck's housing need as possible.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Promote services and facilities where need is identified.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Harness the economic potential of tourism and widen employment opportunities in Purbeck.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.	Green	Green	Light Green	Green	Green	Light Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Yellow	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect & enhance habitats and species and local geo-diversity.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Minimise all forms of pollution and consumption of natural resources.	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange

Site assessments by settlement:

Settlement: WOOL				
Comprising the following sites:				
<ul style="list-style-type: none"> • Land south of Dorchester Road (SHLAA ref. 6/27/0241); • Land west of Purbeck Gate (SHLAA ref. 6/27/0242); • Land off Sandhills Crescent, East Burton (SHLAA ref. 6/27/0246); • Land at Giddy Green, East Burton (SHLAA ref. 6/27/0248); • Land adjoining Winfrith Technology Centre (SHLAA ref. 6/27/0249); • Site south of Wool (SHLAA ref. 6/27/0254); • Lower Hillside (SHLAA ref. 6/27/0258); • Land off the A352 (SHLAA ref. 6/27/0546); • Land at Portland House, East Burton (SHLAA ref. 6/27/1309) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The 9 sites combined are expected to contribute approximately 1000 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or</p>	++	++	++	<p>Wool is a key service village and therefore does not benefit from the same level of facility provision as some of Purbeck's towns. Nevertheless, a good range of community facilities exist and it is likely that the level of service would be maintained and enhanced through development of the sites concerned.</p>

<p>facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p><u>Mitigation</u> <i>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Wool are developed in a phased and coordinated manner.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>These sites are located in close proximity to Dorset Green Technology Park with its related employment opportunities. Additional homes may help support new / additional investment at the site.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>Development of these sites includes the opportunity to provide new public open space and community facilities as part of the proposals.</p> <p>Overall, Wool has good local facilities, shops and services and benefits from rail connections to a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the Poole / Bournemouth conurbation.</p> <p>However, development at this location is still likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed. This is especially pertinent as there are existing highway constraints in the area e.g. regular queuing of traffic at Wool level crossing.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Wool.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's</p>	-	n	n	<p>New residential development at this location would not involve</p>

<p>unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>developing green belt or AONB land but does have the potential to impact upon a high quality landscape, the setting of various listed buildings, and a scheduled ancient monument (SAM).</p> <p>A landscape impact assessment should consider the extent to which the sites are capable of development without compromising the character and appearance of this part of Purbeck.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Wool has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: LYTCHETT MINSTER

Comprising the following sites:

- Land west of Lytchett Minster (SHLAA ref. 6/15/1316)
- Land south-east of Lytchett Minster School (SHLAA ref. 6/15/1318)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The sites combined are expected to contribute approximately 650 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The sites are located within walking distance of a school. The proximity of the highway network means that Upton is also within close proximity, but realistically only accessible by car.</p> <p>Whilst there is potential for new residential development to help maintain and enhance the existing services on offer in Lytchett Minster, the scale of development that would be likely to come forward may create an additional demand that would still need to be catered for. There is a consequent risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p><u>Mitigation</u> <i>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Lytchett Minster are developed in a phased and coordinated manner.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>The provision of services in Lytchett Minster is small-scale and development of the sites concerned presents a valuable opportunity to provide new public open space, community facilities, and possibly a primary school as part of the proposals.</p> <p>However, as the location is only within a short driving distance to wider services and facilities provided by the conurbation, there is a risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p>This scenario is likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p>	n	n	n	<p>Areas to the south of site 6/15/1316 fall within the flood zone.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA)</p>

<p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Minster.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Parts of the proposed development area and associated open space are located close to an SNCI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered. Ensure that suitable mitigation is provided in relation to potential impacts</i></p>

				<i>on the nearby SNCI.</i>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on a sensitive part of the green belt, various listed buildings, and Lytchett Minster Conservation Area.</p> <p>A landscape impact assessment should consider whether any areas are capable of development without undue harm to the character and appearance of this parkland estate.</p> <p>Lytchett Minster is a small village, so the impacts on townscape need to be considered very carefully, particularly as the likely scale of development would likely relate poorly to the existing settlement form, and whose centre could become peripheral.</p> <p>There could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc. but this will need to be explored as part of further, more detailed site assessments.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Lytchett Minster has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that</p>

				<p>facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: WAREHAM Comprising the following site:</p> <ul style="list-style-type: none"> Land at Worgret Manor (SHLAA ref. 6/02/0170) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 500 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The site is situated on the western periphery of Wareham within walking distance of a school and sports centre. Whilst services and facilities are also provided within Wareham Town Centre, the walking distance may not be feasible for some people. Whilst the site will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities may be undertaken by private car.</p> <p><u>Mitigation</u> <i>Ensure footpath and cycle links are provided to Wareham Town Centre.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Employment opportunities exist within Wareham with additional opportunities available at North Wareham, Sandford and Holton Heath. Whilst the majority of opportunities are likely to be accessed by car, the commuting distances are relatively short and public transport alternatives may also sometimes exist.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	++	<p>The site is within a short commute to existing services and facilities in Wareham town centre but is somewhat 'cut off' from the established settlement by the existing highway network.</p> <p>There is likely to be further pressure on the A351, although, there is a good opportunity to improve linkages and take advantage of the site's relative close proximity to shops, schools and sports provision by providing new footpaths, cycle routes and public transport.</p> <p>There is also an opportunity to provide new, accessible open space as part of any development.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p>	n	n	n	<p>The site is located close to the flood plain of the River Frome.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Wareham.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the site is located close to a SSSI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>

<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on AONB landscape. However, there could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on this green field site adjoining Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

<p>Settlement: NORTH WAREHAM Comprising the following sites:</p> <ul style="list-style-type: none"> • Land adjacent to Tantinoby Farm (SHLAA ref. 6/23/0166) • Land west of Westminster Industrial Estate, Bere Regis Rd. (SHLAA ref. 6/23/1314) 				
<p>Does the site...</p>	<p>Impact: Short</p>	<p>Impact: Medium</p>	<p>Impact: Long</p>	<p>Comments</p>

<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The adjoining sites combined are expected to contribute approximately 205 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The sites are situated on the north-western edge of North Wareham and are within walking distance of some local services and facilities. However, for most services, the sites are not considered to be within feasible walking distance. Whilst the sites will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities will likely be undertaken by private car.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Employment opportunities exist at nearby Westminster Industrial Estate; in Wareham town centre; and at Sandford and Holton Heath. The development sites include the potential to provide 1.35ha of new employment land which would further increase local opportunities. Many of these opportunities would be within walking distance, and even for those opportunities that are not situated in the immediate locality, commuting distances are relatively short and public transport alternatives may sometimes exist.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>The sites are located close to some local services and facilities at North Wareham. However, town centre services and facilities are still some distance away and will likely be accessed by car if suitable public transport services aren't provided.</p> <p>There is likely to be further pressure for travel on the A351, although, there is an opportunity to improve levels of accessibility through the provision of new footpaths, cycle routes and public transport. There is also an opportunity to provide new, accessible open space and replacement allotments as part of any future development.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in North Wareham.</p> <p>SANGs have been identified as a form of mitigation in relation to impact</p>

<p>and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the combined site is located close to a SSSI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on the landscape and green belt. However, there is an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate materials etc. Particularly, there is an opportunity to improve the existing interface between Westminster Industrial Estate and the countryside.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p>	--	-	-	<p>New residential development on these green field sites in North Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to</p>

<p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>				<p>traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: MORETON Comprising the following site:</p> <ul style="list-style-type: none"> • Moreton Pit, Redbridge Road (SHLAA ref. 6/17/1307) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 350 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or</p>	+	+	+	<p>There are few services and facilities at Moreton. However, the large village of Crossways and its facilities are located to the immediate south-west in the West Dorset District Council area. Therefore, with master-planning in conjunction with the neighbouring authority, it may prove possible to link development of this site with existing facilities and new development planned at Crossways; this includes leisure, retail, school and employment opportunities.</p>

<p>facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p><u>Mitigation</u> <i>Successful attainment of this SA objective is dependent on effective master-planning with the neighbouring local authority.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>There is existing small-scale employment provision at Crossways and an opportunity exists to tie development of this site with investment at Dorset Green Technology Park. However, this option is likely to result in residents out-commuting to access employment provision elsewhere, including the remainder of Purbeck, Dorchester, Weymouth and the Poole / Bournemouth conurbation. Nevertheless, owing to the proximity of the main line railway station, it is likely that at least some of this commuting will take place by train.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	n	-	<p>Development of this site includes the opportunity to take advantage of small-scale existing services at Crossways and to provide new public open space and community facilities within the site boundary. Moreton is served by railway access to a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the Poole / Bournemouth conurbation. However, development at this location is still likely to require a certain reliance on the car with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There are numerous areas of the site that are at risk of surface water flooding.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Moreton.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Parts of the proposed development area and associated open space fall within an SNCI.</p>

				<p>Mitigation: <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that policy development demonstrates that any significant impacts on SNCI are avoided and that where any significant adverse impacts on SNCI features cannot be avoided, the impact is adequately mitigated or compensated.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>New residential development in this location would not involve developing green belt or AONB land. However, whilst there are no landscape designations, there are numerous ponds and areas of vegetation, including some notable trees, which give a positive contribution to the site and wider landscape and which should be retained if possible.</p> <p>A comprehensive landscaping scheme will be necessary and there is a need for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p>Mitigation: <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>This mineral extraction site in Moreton is currently active and is only likely to become available for development within 10 years.</p> <p>New residential development on this site has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources. However, the existence of sustainable transport options are considered to lessen these impacts overall.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p>

				<p>Mitigation: <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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Settlement: LYTCHETT MATRAVERS

Comprising the following sites:

- Land at Flowers Drove (SHLAA ref. 6/14/0270)
- Land at Blaney’s Corner (SHLAA ref. 6/14/0269)
- Field off Burbidge Close (SHLAA ref. 6/14/0268)
- Land east of Wareham Road (SHLAA ref. 6/14/0271)
- Land behind 36 & 38 Wareham Road (SHLAA ref. 6/14/0540)
- Land adjacent to Primary School (SHLAA ref. 6/14/1355)
- Land adjacent to 47 Wareham Road (SHLAA ref. 6/14/0273)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The adjoining sites combined are expected to contribute approximately 330 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p>	+	+	+	<p>The 7 sites are generally distributed around the northern and southern periphery of Lytchett Matravers, abutting the existing settlement boundary. The settlement has a good local centre that includes a school, small-scale shops, employment, and leisure facilities. For most people, these would be within reasonable walking distance, which would help maintain and/or enhance those facilities through increased demand,</p>

<p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p>bringing benefits for all sections of the community.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Limited employment opportunities exist within Lytchett Matravers. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	n	<p>The facilities currently on offer in Lytchett Matravers offer a good level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may, in certain circumstances, help reduce the need to travel.</p> <p>However, it must be accepted that travel will remain necessary in order to gain access to many services and facilities, particularly, higher-order services and facilities. Whilst the distance to such facilities is relatively short and the patterns of travel already well established, given that there are currently only limited public transport alternatives available at this location, much of the travel that takes place will likely be by car. Consequently, there are likely to be cumulative effects arising from the development which lead to adverse impacts on the strategic highway network.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and</i></p>

				<i>coherent network of such measures.</i>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Matravers.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>

<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites are located within the green belt. The Council's green belt review concluded that their release for development would not be harmful to the purpose and functionality of the designation if considered carefully.</p> <p>In addition, whilst development would close the existing gaps between Lytchett Matravers and Lytchett Minster, Upton and Poole, this should not be seen as an absolute constraint and this will need to be balanced against other planning considerations as part of the PLP1 review.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these green field sites at Lytchett Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: UPTON

Comprising the following sites:

- Land at Policeman’s Lane (SHLAA ref. 6/15/1320)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 100 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The site is located within walking distance of schools, shops and leisure facilities. It will therefore help maintain and/or enhance those facilities through increased demand, bringing benefits for all sections of the community.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck’s economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton, though perhaps not always within convenient walking distance. Further employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully</i></p>

				<i>achieve this SA objective</i>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>The facilities currently on offer in Upton offer a basic level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may help reduce the need to travel, particularly by car.</p> <p>Whilst it is accepted that travel will remain necessary to gain access to some services and facilities (particularly, higher-order services and facilities), the distance to such facilities is relatively short and the patterns of travel already well established.</p> <p>Recent development proposals for the area have included proposals to upgrade local footpaths and improve recreational open space.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>

<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Upton.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>The site is located within the green belt. The Council's green belt review concluded that development here could be harmful in green belt terms. Potential impacts on the green belt therefore need careful consideration as development has the potential to erode the openness between Upton and Lytchett Minster reducing the distinctiveness of those settlements.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p>	--	-	-	<p>New residential development on this green field site in Upton has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements,</p>

<p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>				<p>light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: LANGTON MATRAVERS Comprising the following sites:</p> <ul style="list-style-type: none"> • Land adjacent to Durnford Drove (SHLAA ref. 6/13/0356) • South of the Hyde (SHLAA ref. 6/13/0559) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	+	+	+	<p>The adjoining sites combined are expected to contribute approximately 40 residential units to the overall supply of housing in Purbeck up to 2033. The density at which the sites will be developed is likely to reflect the characteristics of the neighbouring residential area.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p>	n	n	n	<p>The combined sites are located within walking distance of some small-scale facilities in Langton Matravers. The settlement can be categorised as a local service village and therefore does not have as many facilities as the district's towns and key service villages. The nearest significant</p>

<p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p>retail, leisure and employment facilities are to be found in Swanage.</p> <p>Opportunities for future development to promote local services and facilities are considered to be positive and whilst travel to larger settlements will remain necessary, any impacts arising are expected to be low.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Few employment opportunities exist in Langton Matravers. Swanage is the nearest settlement where employment opportunities are likely to be found, followed by Wareham, and then the district's key employment sites at Sandford Lane, Holton Heath and Dorset Green Technology Park. In all cases, travel will remain necessary and much of this will likely be car-borne, but not always over long distances.</p> <p>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, improving the local economy, albeit on a small scale.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to help achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open</p>	+	+	+	<p>The facilities currently on offer in Langton Matravers offer a basic level of service which will be maintained and / or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development will help reduce the need to travel elsewhere.</p> <p>Whilst travel to other centres (particularly, to Swanage) will remain necessary, the distance to such facilities is relatively short and coupled with the small scale of development being proposed, will help keep travel impacts to a minimum.</p> <p>Existing public rights of way within the site will need to be taken into account in drawing up options for development.</p> <p><u>Mitigation</u></p>

space?				<p><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site-specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The sites have the potential to contribute towards the provision of off-site SANGS possibly through Community Infrastructure Levy (CIL) payments in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u></p>

				<i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites lie in the AONB and there are mature trees and hedges along the perimeter, some of the trees being subject to a TPO.</p> <p>Despite the highly sensitive location, it is considered that with careful consideration, landscape impacts could be mitigated satisfactorily through the incorporation of layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these combined green field sites in Langton Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: HARMAN'S CROSS
Comprising the following site:

- Land rear of Eventide (SHLAA ref. 6/28/1368)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	+	+	+	<p>The site is expected to contribute approximately 20 residential units to the overall supply of housing in Purbeck up to 2033. The density at which the site will be developed is likely to reflect the characteristics of the neighbouring residential area.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	n	n	n	<p>The site is located within walking distance of some small scale facilities. However, the nearest significant retail, leisure and employment facilities are in Swanage, Wareham or beyond. Opportunities for future development to promote local services and facilities are considered to be positive and whilst travel to larger settlements will remain necessary, the impacts arising are likely to be low.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p>	+	+	+	<p>Few employment opportunities exist in Harman's Cross. Swanage and Wareham are the nearest settlements where employment opportunities are likely to be found and the district's key employment sites at Sandford Lane, Holton Heath and Dorset Green Technology Park will also be significant in employment provision. In all cases, travel will remain necessary and some of this will likely be car-borne, but not over long distances.</p> <p>A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the</p>

<p>Will the site help to improve Purbeck's economy?</p>				<p>area, improving the local economy, albeit on a very small scale.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to help achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>Although travel will remain necessary to gain access to some services and facilities (particularly, higher-order services and facilities), the distance to such facilities is relatively short and the patterns of travel are already well established. Public transport opportunities exist and provide a sustainable transport option for much of the time. Whilst travel by car will sometimes be necessary, particularly during off-peak periods, the scale of development dictates that vehicle movements are likely to be low with minimal impacts.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and</p>	-	n	n	<p>The site has the potential to contribute towards the provision of off-site SANGS possibly through Community Infrastructure Levy (CIL) payments</p>

<p>species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The site lies in the AONB and is therefore situated in a highly sensitive location. Initial comments received from relevant parties suggest that landscape impacts could be mitigated satisfactorily through the incorporation of layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p>	--	-	-	<p>New residential development on this green field site in Harman’s Cross has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic</p>

<p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>				<p>movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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Appendix 3: Sustainability assessment of sites comprising Alternative Option 2

It is noted that site options for the PLP1 review have been constrained by the contents of the SHLAA and that, although a site may be included in the SHLAA, it does not necessarily follow that it is suitable for consideration as part of the Partial Review as there may be a variety of constraints that cause the site to be considered undeliverable. It is also noted that no residential allocations are proposed in Flood Zones 2 & 3.

Summary of site assessments:

	Wool			Lytchett Minster			Wareham			North Wareham			Moreton			Lytchett Matravers			Upton			Langton Matravers			Harmans Cross		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Meet as much of Purbeck's housing need as possible.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Promote services and facilities where need is identified.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Yellow	Yellow	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Harness the economic potential of tourism and widen employment opportunities in Purbeck.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Yellow	Yellow	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.	Green	Green	Light Green	Light Green	Yellow	Orange	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Yellow	Orange	Light Green	Yellow	Orange	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect & enhance habitats and species and local geo-diversity.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Minimise all forms of pollution and consumption of natural resources.	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange

Site assessments by settlement:

Settlement: WOOL

Comprising the following sites:

- Land south of Dorchester Road (SHLAA ref. 6/27/0241);
- Land west of Purbeck Gate (SHLAA ref. 6/27/0242);
- Land off Sandhills Crescent, East Burton (SHLAA ref. 6/27/0246);
- Land at Giddy Green, East Burton (SHLAA ref. 6/27/0248);
- Land adjoining Winfrith Technology Centre (SHLAA ref. 6/27/0249);
- Site south of Wool (SHLAA ref. 6/27/0254);
- Lower Hillside (SHLAA ref. 6/27/0258);
- Land off the A352 (SHLAA ref. 6/27/0546);
- Land at Portland House, East Burton (SHLAA ref. 6/27/1309)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The 9 sites combined are expected to contribute approximately 1000 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly</p>	++	++	++	<p>Wool is a key service village and therefore does not benefit from the same level of facility provision as some of Purbeck's towns. Nevertheless, a good range of community facilities exist and it is likely that the level of service would be maintained and enhanced through development of the sites concerned.</p> <p><u>Mitigation</u> <i>Of prime importance are the nature, scale and mix of uses that are</i></p>

residents?				<i>advanced as part of the master-planning process and the degree to which sites in Wool are developed in a phased and coordinated manner.</i>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>These sites are located in close proximity to Dorset Green Technology Park with its related employment opportunities. Additional homes may help support new / additional investment at the site.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>Development of these sites includes the opportunity to provide new public open space and community facilities as part of the proposals.</p> <p>Overall, Wool has good local facilities, shops and services and benefits from rail connections to a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the Poole / Bournemouth conurbation.</p> <p>However, development at this location is still likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed. This is especially pertinent as there are existing highway constraints in the area e.g. regular queuing of traffic at Wool level crossing.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA)</p>

<p>climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Wool.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p>	-	n	n	<p>New residential development at this location would not involve developing green belt or AONB land but does have the potential to impact upon a high quality landscape, the setting of various listed</p>

<p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>buildings, and a scheduled ancient monument (SAM).</p> <p>A landscape impact assessment should consider the extent to which the sites are capable of development without compromising the character and appearance of this part of Purbeck.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Wool has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: LYTCHETT MINSTER

Comprising the following sites:

- Land west of Lytchett Minster (SHLAA ref. 6/15/1316)
- Land south-east of Lytchett Minster School (SHLAA ref. 6/15/1318)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The sites combined are expected to contribute approximately 650 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The sites are located within walking distance of a school and small-scale shops and leisure facilities. The proximity of the highway network means that Upton is also within close proximity, but realistically only accessible by car.</p> <p>Whilst there is potential for new residential development to help maintain and enhance the existing services on offer in Lytchett Minster, the scale of development that would be likely to come forward may create an additional demand that would still need to be catered for. There is a consequent risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p><u>Mitigation</u> <i>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Lytchett Minster are developed in a phased and coordinated manner.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	n	-	<p>The provision of services in Lytchett Minster is small-scale and development of the sites concerned presents a valuable opportunity to provide new public open space, community facilities, and possibly a primary school as part of the proposals.</p> <p>However, as the location is only within a short driving distance to wider services and facilities provided by the conurbation, there is a risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p>This scenario is likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to</p>	n	n	n	<p>Areas to the south of site 6/15/1316 fall within the flood zone.</p> <p>There is potential for new development to impact on flooding through, for</p>

<p>climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Minster.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Parts of the proposed development area and associated open space are located close to an SNCI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>

				<i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SNCI.</i>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on a sensitive part of the green belt, various listed buildings, and Lytchett Minster Conservation Area.</p> <p>A landscape impact assessment should consider whether any areas are capable of development without undue harm to the character and appearance of this parkland estate.</p> <p>Lytchett Minster is a small village, so the impacts on townscape need to be considered very carefully, particularly as the likely scale of development would likely relate poorly to the existing settlement form, and whose centre could become peripheral.</p> <p>There could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc. but this will need to be explored as part of further, more detailed site assessments.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Lytchett Minster has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and</p>

				<p>construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: WAREHAM Comprising the following site:</p> <ul style="list-style-type: none"> Land at Worgret Manor (SHLAA ref. 6/02/0170) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 500 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The site is situated on the western periphery of Wareham but it is not considered to be within feasible walking distance to most services and facilities for the majority of people. Whilst the site will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities will likely be undertaken by private car.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Employment opportunities exist within Wareham with additional opportunities available at North Wareham, Sandford and Holton Heath. Whilst the majority of opportunities are likely to be accessed by car, the commuting distances are relatively short and public transport alternatives may also sometimes exist.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	++	<p>The site is within a short commute to existing services and facilities in Wareham town centre but is somewhat 'cut off' from the established settlement by the existing highway network.</p> <p>There is likely to be further pressure on the A351, although, there is a good opportunity to improve linkages and take advantage of the site's relative close proximity to shops, schools and sports provision by providing new footpaths, cycle routes and public transport.</p> <p>There is also an opportunity to provide new, accessible open space as part of any development.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p>	n	n	n	<p>The site is located close to the flood plain of the River Frome.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Wareham.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the site is located close to a SSSI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>

<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on AONB landscape and a sensitive part of the green belt. However, there could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on this green field site adjoining Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: NORTH WAREHAM

Comprising the following sites:

- Land adjacent to Tantinoby Farm (SHLAA ref. 6/23/0166)
- Land west of Westminster Industrial Estate, Bere Regis Rd. (SHLAA ref. 6/23/1314)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The adjoining sites combined are expected to contribute approximately 205 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The sites are situated on the north-western edge of North Wareham and are within walking distance of some local services and facilities. However, for most services, the sites are not considered to be within feasible walking distance. Whilst the sites will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities will likely be undertaken by private car.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment</p>	++	++	++	<p>Employment opportunities exist at nearby Westminster Industrial Estate; in Wareham town centre; and at Sandford and Holton Heath. The development sites include the potential to provide 1.35ha of new employment land which would further increase local opportunities. Many of these opportunities would be within walking distance, and even for those opportunities that are not situated in the immediate locality,</p>

<p>opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>				<p>commuting distances are relatively short and public transport alternatives may sometimes exist.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>The sites are located close to some local services and facilities at North Wareham. However, town centre services and facilities are still some distance away and will likely be accessed by car if suitable public transport services aren't provided.</p> <p>There is likely to be further pressure for travel on the A351, although, there is an opportunity to improve levels of accessibility through the provision of new footpaths, cycle routes and public transport. There is also an opportunity to provide new, accessible open space and allotments as part of any future development.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from</p>	n	n	n	<p>Some areas to the south of the site fall within the flood zone.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1</p>

<p>fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in North Wareham.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the combined site is located close to a SSSI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered. Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p>	-	-	-	<p>New residential development at this location has potential to impact on the landscape and openness of some sensitive and visually prominent parts of the green belt. However, there is an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate materials etc. Particularly, there is an</p>

<p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>opportunity to improve the existing interface between Westminster Industrial Estate and the countryside.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New residential development on these green field sites in North Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>



Settlement: MORETON

Comprising the following site:

- Moreton Pit, Redbridge Road (SHLAA ref. 6/17/1307)
- Land to north of Moreton Station (SHLAA ref. 6/17/1308)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The combined sites are expected to contribute approximately 600 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>There are few services and facilities at Moreton. However, the large village of Crossways and its facilities are located to the immediate south-west in the West Dorset District Council area. Therefore, with master-planning in conjunction with the neighbouring authority, it may prove possible to link development of this site with existing facilities and new development planned at Crossways; this includes leisure, retail, school and employment opportunities.</p> <p><u>Mitigation</u> <i>Successful attainment of this SA objective is dependent on effective master-planning with the neighbouring local authority.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p>	+	+	+	<p>There is existing small-scale employment provision at Crossways and an opportunity exists to tie development of this site with investment at Dorset Green Technology Park. However, this option is likely to result in residents out-commuting to access employment provision elsewhere, including the remainder of Purbeck, Dorchester, Weymouth and the Poole / Bournemouth conurbation. Nevertheless, owing to the proximity of the main line railway station, it is likely that at least some of this commuting will take place by train.</p>

<p>Will the site help to improve Purbeck's economy?</p>				<p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	n	-	<p>Development of these sites include the opportunity to take advantage of small-scale existing services at Crossways and to provide new public open space and community facilities within the site boundary. Moreton is served by railway access to a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the Poole / Bournemouth conurbation. However, development at this location is still likely to require a certain reliance on the car with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There are numerous areas that are at risk of surface water flooding.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u></p>

				<p><i>Ensure that the SFRA is updated as detailed site options are explored.</i></p> <p><i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Moreton.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Parts of the proposed development area and associated open space fall within an SNCI.</p> <p><u>Mitigation:</u></p> <p><i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p> <p><i>Ensure that policy development demonstrates that any significant impacts on SNCI are avoided and that where any significant adverse impacts on SNCI features cannot be avoided, the impact is adequately mitigated or compensated.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing</p>	-	n	n	<p>New residential development in this location would not involve developing green belt or AONB land. However, whilst there are no landscape designations, there are numerous ponds and areas of vegetation, including some notable trees, which give a positive contribution to the site and wider landscape and which should be retained if possible.</p>

<p>landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>A comprehensive landscaping scheme will be necessary and there is a need for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>The mineral extraction site in Moreton is currently active and is only likely to become available for development after 10 years.</p> <p>New residential development has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources. However, the existence of sustainable transport options are considered to lessen these impacts overall.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: LYTCHETT MATRAVERS

Comprising the following sites:

- Land at Flowers Drove (SHLAA ref. 6/14/0270)
- Land at Blaney's Corner (SHLAA ref. 6/14/0269)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The adjoining sites combined are expected to contribute approximately 90 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	n	n	<p>The sites are distributed around the north eastern periphery of Lytchett Matravers, abutting the existing settlement boundary. The settlement has a good local centre that includes a school, small-scale shops, employment, and leisure facilities. For most people, these would be within reasonable walking distance, which would help maintain and/or enhance those facilities through increased demand, bringing benefits for all sections of the community.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment</p>	+	n	n	<p>Limited employment opportunities exist within Lytchett Matravers. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>A mix of new housing development at this location has the potential to help diversify the local workforce and introduce new employment to the</p>

<p>opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>				<p>area, thus bringing improvements to the local economy overall.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	n	-	<p>The facilities currently on offer in Lytchett Matravers offer a good level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may, in certain circumstances, help reduce the need to travel.</p> <p>However, it must be accepted that travel will remain necessary in order to gain access to many services and facilities, particularly, higher-order services and facilities. Whilst the distance to such facilities is relatively short and the patterns of travel already well established, given that there are currently only limited public transport alternatives available at this location, much of the travel that takes place will likely be by car. Consequently, there are likely to be cumulative effects arising from the development which lead to adverse impacts on the strategic highway network.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p>

<p>Will the site be able to adapt to climatic changes?</p>				<p>Mitigation: <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Matravers.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Mitigation: <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites are located within the green belt. The Council's green belt review concluded that their release for development would not be harmful to the purpose and functionality of the designation if considered carefully.</p> <p>In addition, whilst development would close the existing gaps between Lytchett Matravers and Lytchett Minster, Upton and Poole, this should not be seen as an absolute constraint and this will need to be balanced against other planning considerations as part of the PLP1 review.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p>

				<p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New residential development on these green field sites at Lytchett Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: UPTON
Comprising the following sites:

- Land at Policeman's Lane (SHLAA ref. 6/15/1320)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 100 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The site is located within walking distance of schools, shops and leisure facilities. It will therefore help maintain and/or enhance those facilities through increased demand, bringing benefits for all sections of the community.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton, though perhaps not always within convenient walking distance. Further employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>The facilities currently on offer in Upton offer a basic level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may help reduce the need to travel, particularly by car.</p> <p>Whilst it is accepted that travel will remain necessary to gain access to some services and facilities (particularly, higher-order services and facilities), the distance to such facilities is relatively short and the patterns of travel already well established.</p> <p>Recent development proposals for the area have included proposals to upgrade local footpaths and improve recreational open space.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Upton.</p>

<p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>The site is located within the green belt. The Council’s green belt review concluded that development here could be harmful in green belt terms. Potential impacts on the green belt therefore need careful consideration as development has the potential to erode the openness between Upton and Lytchett Minster reducing the distinctiveness of those settlements.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p>	--	-	-	<p>New residential development on this green field site in Upton has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of</p>

Will the site minimise pollution and consumption of natural resources?				<p>design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: LANGTON MATRAVERS Comprising the following sites:</p> <ul style="list-style-type: none"> • Land adjacent to Durnford Drove (SHLAA ref. 6/13/0356) • South of the Hyde (SHLAA ref. 6/13/0559) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	+	+	+	<p>The adjoining sites combined are expected to contribute approximately 40 residential units to the overall supply of housing in Purbeck up to 2033. The density at which the sites will be developed is likely to reflect the characteristics of the neighbouring residential area.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or</p>	n	n	n	<p>The combined sites are located within walking distance of some small-scale facilities in Langton Matravers. The settlement can be categorised as a local service village and therefore does not have as many facilities as the district's towns and key service villages. The nearest significant retail, leisure and employment facilities are to be found in Swanage.</p> <p>Opportunities for future development to promote local services and</p>

<p>facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p>facilities are considered to be positive and whilst travel to larger settlements will remain necessary, any impacts arising are expected to be low.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Few employment opportunities exist in Langton Matravers. Swanage is the nearest settlement where employment opportunities are likely to be found, followed by Wareham, and then the district's key employment sites at Sandford Lane, Holton Heath and Dorset Green Technology Park. In all cases, travel will remain necessary and much of this will likely be car-borne, but not always over long distances.</p> <p>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, improving the local economy, albeit on a small scale.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to help achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>The facilities currently on offer in Langton Matravers offer a basic level of service which will be maintained and / or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development will help reduce the need to travel elsewhere.</p> <p>Whilst travel to other centres (particularly, to Swanage) will remain necessary, the distance to such facilities is relatively short and coupled with the small scale of development being proposed, will help keep travel impacts to a minimum.</p> <p>Existing public rights of way within the site will need to be taken into account in drawing up options for development.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced</i></p>

				<i>public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site-specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The sites have the potential to contribute towards the provision of off-site SANGS possibly through Community Infrastructure Levy (CIL) payments in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>

<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites lie in the AONB and there are mature trees and hedges along the perimeter, some of the trees being subject to a TPO.</p> <p>Despite the highly sensitive location, it is considered that with careful consideration, landscape impacts could be mitigated satisfactorily through the incorporation of layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these combined green field sites in Langton Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: HARMAN'S CROSS

Comprising the following site:

- Land rear of Eventide (SHLAA ref. 6/28/1368)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	+	+	+	<p>The site is expected to contribute approximately 20 residential units to the overall supply of housing in Purbeck up to 2033. The density at which the site will be developed is likely to reflect the characteristics of the neighbouring residential area.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p>	n	n	n	<p>The site is located within walking distance of some small scale facilities. However, the nearest significant retail, leisure and employment facilities are in Swanage, Wareham or beyond. Opportunities for future development to promote local services and facilities are considered to be positive and whilst travel to larger settlements will remain necessary, the impacts arising are likely to be low.</p>

<p>Will the site help address the needs of elderly residents?</p>				<p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Few employment opportunities exist in Harman's Cross. Swanage and Wareham are the nearest settlements where employment opportunities are likely to be found and the district's key employment sites at Sandford Lane, Holton Heath and Dorset Green Technology Park will also be significant in employment provision. In all cases, travel will remain necessary and some of this will likely be car-borne, but not over long distances.</p> <p>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, improving the local economy, albeit on a very small scale.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to help achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>Although travel will remain necessary to gain access to some services and facilities (particularly, higher-order services and facilities), the distance to such facilities is relatively short and the patterns of travel are already well established. Public transport opportunities exist and provide a sustainable transport option for much of the time. Whilst travel by car will sometimes be necessary, particularly during off-peak periods, the scale of development dictates that vehicle movements are likely to be low with minimal impacts.</p> <p><u>Mitigation</u> <i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The site has the potential to contribute towards the provision of off-site SANGS possibly through Community Infrastructure Levy (CIL) payments in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p>	-	n	n	<p>The site lies in the AONB and is therefore situated in a highly sensitive location. Initial comments received from relevant parties suggest that landscape impacts could be mitigated satisfactorily through the incorporation of layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate</p>

<p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>material etc.</p> <p><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	<p>--</p>	<p>-</p>	<p>-</p>	<p>New residential development on this green field site in Harman's Cross has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Appendix 4: Sustainability assessment of sites comprising Alternative Option 3

It is noted that site options for the PLP1 review have been constrained by the contents of the SHLAA and that, although a site may be included in the SHLAA, it does not necessarily follow that it is suitable for consideration as part of the Partial Review as there may be a variety of constraints that cause the site to be considered undeliverable. It is also noted that no residential allocations are proposed in Flood Zones 2 & 3.

Summary of site assessments:

	Wool			Lytchett Minster			Wareham			North Wareham			Lytchett Matravers			Upton			Langton Matravers		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Meet as much of Purbeck's housing need as possible.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Promote services and facilities where need is identified.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Green	Green	Green	Yellow	Yellow	Yellow
Harness the economic potential of tourism and widen employment opportunities in Purbeck.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Light Green	Light Green	Green	Green	Green	Green	Green	Green
Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.	Green	Green	Light Green	Light Green	Yellow	Orange	Green	Green	Green	Light Green	Light Green	Light Green	Light Green	Yellow	Yellow	Green	Green	Green	Light Green	Light Green	Light Green
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect & enhance habitats and species and local geodiversity.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange	Yellow	Yellow
Minimise all forms of pollution and consumption of natural resources.	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange	Red	Orange	Orange

Site assessments by settlement:

Settlement: WOOL

Comprising the following sites:

- Land south of Dorchester Road (SHLAA ref. 6/27/0241);
 - Land west of Purbeck Gate (SHLAA ref. 6/27/0242);
- Land off Sandhills Crescent, East Burton (SHLAA ref. 6/27/0246);
 - Land at Giddy Green, East Burton (SHLAA ref. 6/27/0248);
- Land adjoining Winfrith Technology Centre (SHLAA ref. 6/27/0249);
 - Site south of Wool (SHLAA ref. 6/27/0254);
 - Lower Hillside (SHLAA ref. 6/27/0258);
 - Land off the A352 (SHLAA ref. 6/27/0546).

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The 8 sites combined are expected to contribute approximately 1000 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>Wool is a key service village and therefore does not benefit from the same level of facility provision as some of Purbeck’s towns. Nevertheless, a good range of community facilities exist and it is likely that the level of service would be maintained and enhanced through development of the sites concerned.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Wool are developed in a phased and coordinated manner.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>These sites are located in close proximity to Dorset Green Technology Park with its related employment opportunities. Additional homes may help support new / additional investment at the site.</p> <p>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.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>Development of these sites includes the opportunity to provide new public open space and community facilities as part of the proposals.</p> <p>Overall, Wool has good local facilities, shops and services and benefits from rail connections to a wider range of facilities and services at nearby towns such as Dorchester, Weymouth, Wareham and the Poole / Bournemouth conurbation.</p> <p>However, development at this location is still likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed. This is especially pertinent as there are existing highway constraints in the area e.g. regular queuing of traffic at Wool level crossing.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u></p> <p><i>Ensure that the SFRA is updated as detailed site options are explored.</i></p> <p><i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Wool.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p><u>Mitigation:</u></p> <p><i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p>	-	n	n	<p>New residential development at this location would not involve developing green belt or AONB land but does have the potential to impact upon a high quality landscape, the setting of various listed buildings, and a scheduled ancient monument (SAM).</p>

<p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>				<p>A landscape impact assessment should consider the extent to which the sites are capable of development without compromising the character and appearance of this part of Purbeck.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Wool has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

Settlement: LYTCHETT MINSTER

Comprising the following sites:

- Land west of Lytchett Minster (SHLAA ref. 6/15/1316)
- Land south-east of Lytchett Minster School (SHLAA ref. 6/15/1318)

Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck’s housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district’s housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The sites combined are expected to contribute approximately 650 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p align="center"><u>Mitigation</u></p> <p align="center"><i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The sites are located within walking distance of a school and small-scale shops and leisure facilities. The proximity of the highway network means that Upton is also within close proximity, but realistically only accessible by car.</p> <p>Whilst there is potential for new residential development to help maintain and enhance the existing services on offer in Lytchett Minster, the scale of development that would be likely to come forward may create an additional demand that would still need to be catered for. There is a consequent risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p align="center"><u>Mitigation</u></p> <p align="center"><i>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Lytchett Minster are developed in a phased and coordinated manner.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	n	-	<p>The provision of services in Lytchett Minster is small-scale and development of the sites concerned presents a valuable opportunity to provide new public open space, community facilities, and possibly a primary school as part of the proposals.</p> <p>However, as the location is only within a short driving distance to wider services and facilities provided by the conurbation, there is a risk that the provision of new locally-based facilities may be forsaken in favour of travel to higher order facilities nearby.</p> <p>This scenario is likely to generate a reliance on the car for journeys where the use of public transport is not a realistic option with cumulative impacts increasing over the longer-term owing to the scale of development ultimately proposed.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p>	n	n	n	<p>Areas to the south of site 6/15/1316 fall within the flood zone.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA)</p>

<p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Minster.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>Parts of the proposed development area and associated open space are located close to an SNCI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts</i></p>

				<i>on the nearby SNCI.</i>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on a sensitive part of the green belt, various listed buildings, and Lytchett Minster Conservation Area.</p> <p>A landscape impact assessment should consider whether any areas are capable of development without undue harm to the character and appearance of this parkland estate.</p> <p>Lytchett Minster is a small village, so the impacts on townscape need to be considered very carefully, particularly as the likely scale of development would likely relate poorly to the existing settlement form, and whose centre could become peripheral.</p> <p>There could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc. but this will need to be explored as part of further, more detailed site assessments.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these greenfield sites in Lytchett Minster has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for increased air pollution relating to increased traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>Impacts may be reduced if the proposed development is mixed-use in its composition. This should be carefully considered at the master-planning stage.</p> <p>New development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that</p>

				<p>facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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Settlement: WAREHAM Comprising the following site: <ul style="list-style-type: none"> Land at Worgret Manor (SHLAA ref. 6/02/0170) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 500 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	++	++	++	<p>The site is situated on the western periphery of Wareham but it is not considered to be within feasible walking distance to most services and facilities for the majority of people. Whilst the site will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities will likely be undertaken by private car.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>

<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Employment opportunities exist within Wareham with additional opportunities available at North Wareham, Sandford and Holton Heath. Whilst the majority of opportunities are likely to be accessed by car, the commuting distances are relatively short and public transport alternatives may also sometimes exist.</p> <p>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.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	++	<p>The site is within a short commute to existing services and facilities in Wareham town centre but is somewhat 'cut off' from the established settlement by the existing highway network.</p> <p>There is likely to be further pressure on the A351, although, there is a good opportunity to improve linkages and take advantage of the site's relative close proximity to shops, schools and sports provision by providing new footpaths, cycle routes and public transport.</p> <p>There is also an opportunity to provide new, accessible open space as part of any development.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p style="text-align: center;"><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p>	n	n	n	<p>The site is located close to the flood plain of the River Frome.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further</p>

<p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>				<p>refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u> <i>Ensure that the SFRA is updated as detailed site options are explored.</i> <i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Wareham.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the site is located close to a SSSI.</p> <p><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>

<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on AONB landscape and a sensitive part of the green belt. However, there could be an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on this green field site adjoining Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

<p>Settlement: NORTH WAREHAM Comprising the following sites:</p> <ul style="list-style-type: none"> • Land adjacent to Tantinoby Farm (SHLAA ref. 6/23/0166) • Land west of Westminster Industrial Estate, Bere Regis Rd. (SHLAA ref. 6/23/1314) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments

<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The adjoining sites combined are expected to contribute approximately 205 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The sites are situated on the north-western edge of North Wareham and are within walking distance of some local services and facilities. However, for most services, the sites are not considered to be within feasible walking distance. Whilst the sites will likely contribute to the maintenance and / or enhancement of services and facilities in Wareham town centre, access to these facilities will likely be undertaken by private car.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Employment opportunities exist at nearby Westminster Industrial Estate; in Wareham town centre; and at Sandford and Holton Heath. The development sites include the potential to provide 1.35ha of new employment land which would further increase local opportunities. Many of these opportunities would be within walking distance, and even for those opportunities that are not situated in the immediate locality, commuting distances are relatively short and public transport alternatives may sometimes exist.</p> <p>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.</p> <p style="text-align: center;"><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>The sites are located close to some local services and facilities at North Wareham. However, town centre services and facilities are still some distance away and will likely be accessed by car if suitable public transport services aren't provided.</p> <p>There is likely to be further pressure for travel on the A351, although, there is an opportunity to improve levels of accessibility through the provision of new footpaths, cycle routes and public transport. There is also an opportunity to provide new, accessible open space and allotments as part of any future development.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>Some areas to the south of the site fall within the flood zone.</p> <p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p><i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in North Wareham.</p>

<p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p>The southern part of the combined site is located close to a SSSI.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i> <i>Ensure that suitable mitigation is provided in relation to potential impacts on the nearby SSSI.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>New residential development at this location has potential to impact on the landscape and openness of some sensitive and visually prominent parts of the green belt. However, there is an opportunity for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate materials etc. Particularly, there is an opportunity to improve the existing interface between Westminster Industrial Estate and the countryside.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</i></p>

<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on these green field sites in North Wareham has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p>Settlement: LYTCHETT MATRAVERS</p> <p>Comprising the following sites:</p> <ul style="list-style-type: none"> • Land at Flowers Drove (SHLAA ref. 6/14/0270) • Land at Blaney's Corner (SHLAA ref. 6/14/0269) • Field off Burbidge Close (SHLAA ref. 6/14/0268) • Land east of Wareham Road (SHLAA ref. 6/14/0271) • Land behind 36 & 38 Wareham Road (SHLAA ref. 6/14/0540) <ul style="list-style-type: none"> • Land adjacent to Primary School (SHLAA ref. 6/14/1355) • Land adjacent to 47 Wareham Road (SHLAA ref. 6/14/0273) • Land at Foxhills Cottage, Lytchett Matravers (SHLAA ref. 6/14/0272) • Adjacent to Peach Cottage, Foxhills Lane, Lytchett Matravers (SHLAA ref. 6/14/0274) <ul style="list-style-type: none"> • Land adj. The Rectory, Jenny's Lane, Lytchett Matravers (SHLAA ref. 6/14/0276) • Adjacent Sunnyside Farm, Wimborne Road, Lytchett Matravers (SHLAA ref. 6/14/0345) <ul style="list-style-type: none"> • Adj. Middle Road, Lytchett Matravers (SHLAA ref. 6/14/0375) • Land to rear of 28-34 Wareham Road, Lytchett Matravers (SHLAA ref. 6/14/1369) <ul style="list-style-type: none"> • Land adjacent Willowbrook (SHLAA ref. 6/14/1370). 				
Does the site...	Impact:	Impact:	Impact:	Comments

	Short	Medium	Long	
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>These 14 sites combined are expected to contribute approximately 600 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	+	+	+	<p>The sites are distributed around the periphery of Lytchett Matravers, abutting the existing settlement boundary. The settlement has a good local centre that includes a school, small-scale shops, employment, and leisure facilities. For most people, these would be within reasonable walking distance, which would help maintain and/or enhance those facilities through increased demand, bringing benefits for all sections of the community.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Limited employment opportunities exist within Lytchett Matravers. The majority of employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective.</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public</p>	+	n	n	<p>The facilities currently on offer in Lytchett Matravers offer a good level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may, in</p>

<p>transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>				<p>certain circumstances, help reduce the need to travel.</p> <p>However, it must be accepted that travel will remain necessary in order to gain access to many services and facilities, particularly, higher-order services and facilities. Whilst the distance to such facilities is relatively short and the patterns of travel already well established, given that there are currently only limited public transport alternatives available at this location, much of the travel that takes place will likely be by car. Consequently, there are likely to be cumulative effects arising from the development which lead to adverse impacts on the strategic highway network.</p> <p><u>Mitigation</u></p> <p><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p><u>Mitigation:</u></p> <p><i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p>	n	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of these sites in Lytchett Matravers.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall</p>

<p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck’s unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites are located within the green belt. The Council’s green belt review concluded that their release for development would not be harmful to the purpose and functionality of the designation if considered carefully.</p> <p>In addition, whilst development would close the existing gaps between Lytchett Matravers and Lytchett Minster, Upton and Poole, this should not be seen as an absolute constraint and this will need to be balanced against other planning considerations as part of the PLP1 review.</p> <p>An opportunity exists for layout and design measures to minimise impact through the use of screening, sensitive edges, appropriate material etc.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p>	--	-	-	<p>New residential development on these green field sites at Lytchett Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of</p>

<p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>				<p>natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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<p style="text-align: center;">Settlement: UPTON Comprising the following sites:</p> <ul style="list-style-type: none"> • Land at Policeman's Lane (SHLAA ref. 6/15/1320) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
<p>Meet as much of Purbeck's housing need as possible.</p> <p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>	++	++	++	<p>The site is expected to contribute approximately 100 residential units to the overall supply of housing in Purbeck up to 2033.</p> <p>Through the application of Local Plan policy, it is envisaged that the site will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or</p>	++	++	++	<p>The site is located within walking distance of schools, shops and leisure facilities. It will therefore help maintain and/or enhance those facilities through increased demand, bringing benefits for all sections of the community.</p>

<p>facility?</p> <p>Will the site help address the needs of elderly residents?</p>				<p><u>Mitigation</u></p> <p><i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	++	++	++	<p>Some employment opportunities exist within Upton, though perhaps not always within convenient walking distance. Further employment opportunities are located within relative close proximity in the Poole / Bournemouth conurbation, or at Holton Heath.</p> <p>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.</p> <p><u>Mitigation</u></p> <p><i>A suitable mix of housing type and tenure will be necessary to fully achieve this SA objective</i></p>
<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	++	++	+	<p>The facilities currently on offer in Upton offer a basic level of service which can be maintained or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development may help reduce the need to travel, particularly by car.</p> <p>Whilst it is accepted that travel will remain necessary to gain access to some services and facilities (particularly, higher-order services and facilities), the distance to such facilities is relatively short and the patterns of travel already well established.</p> <p>Recent development proposals for the area have included proposals to upgrade local footpaths and improve recreational open space.</p> <p><u>Mitigation</u></p> <p><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>

<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p><i>Ensure that the SFRA is updated as detailed site options are explored.</i></p> <p><i>Ensure that mitigation identified in site specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>	-	n	n	<p>The provision of Suitable Alternative Natural Green space (SANGs) is likely to be possible in association with the development of this site in Upton.</p> <p>SANGs have been identified as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p><i>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</i></p>

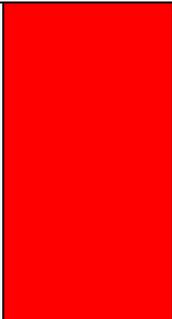
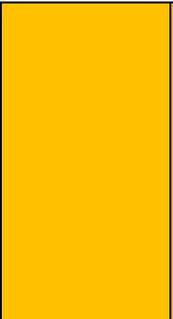
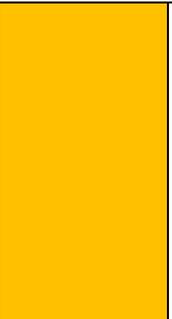
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	-	-	<p>The site is located within the green belt. The Council's green belt review concluded that development here could be harmful in green belt terms. Potential impacts on the green belt therefore need careful consideration as development has the potential to erode the openness between Upton and Lytchett Minster reducing the distinctiveness of those settlements.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p style="text-align: center;"><i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p> <p>Will the site minimise pollution and consumption of natural resources?</p>	--	-	-	<p>New residential development on this green field site in Upton has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p style="text-align: center;"><i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>

<p>Settlement: LANGTON MATRAVERS Comprising the following sites:</p> <ul style="list-style-type: none"> Land adjacent to Durnford Drove (SHLAA ref. 6/13/0356) 				
Does the site...	Impact: Short	Impact: Medium	Impact: Long	Comments
Meet as much of Purbeck's housing need as possible.	+	+	+	The adjoining sites combined are expected to contribute approximately 40 residential units to the overall supply of housing in Purbeck up to 2033. The density at which the sites will be developed is likely to reflect

<p>Decision aiding questions:</p> <p>Will the site contribute as much as possible to the district's housing need?</p> <p>Will the site provide a suitable housing mix?</p> <p>Will the site help provide family housing?</p>				<p>the characteristics of the neighbouring residential area.</p> <p>Through the application of Local Plan policy, it is envisaged that the sites will be capable of providing a mix of house types and tenures as necessary and appropriate. This includes both affordable housing and housing for families.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Promote services and facilities where need is identified.</p> <p>Decision aiding questions:</p> <p>Will the site assist in the provision of a service or facility for which there is an identified need?</p> <p>Will the site assist in the retention of a service or facility?</p> <p>Will the site help address the needs of elderly residents?</p>	n	n	n	<p>The combined sites are located within walking distance of some small-scale facilities in Langton Matravers. The settlement can be categorised as a local service village and therefore does not have as many facilities as the district's towns and key service villages. The nearest significant retail, leisure and employment facilities are to be found in Swanage.</p> <p>Opportunities for future development to promote local services and facilities are considered to be positive and whilst travel to larger settlements will remain necessary, any impacts arising are expected to be low.</p> <p style="text-align: center;"><u>Mitigation</u> <i>No mitigation measures have been identified.</i></p>
<p>Harness the economic potential of tourism and widen employment opportunities in Purbeck.</p> <p>Decision aiding questions:</p> <p>Will the site contribute to harnessing the economic potential of tourism and widen employment opportunities?</p> <p>Will the site facilitate higher waged job provision?</p> <p>Will the site help to improve Purbeck's economy?</p>	+	+	+	<p>Few employment opportunities exist in Langton Matravers. Swanage is the nearest settlement where employment opportunities are likely to be found, followed by Wareham, and then the district's key employment sites at Sandford Lane, Holton Heath and Dorset Green Technology Park. In all cases, travel will remain necessary and much of this will likely be car-borne, but not always over long distances.</p> <p>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, improving the local economy, albeit on a small scale.</p> <p style="text-align: center;"><u>Mitigation</u> <i>A suitable mix of housing type and tenure will be necessary to help achieve this SA objective</i></p>

<p>Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport.</p> <p>Decision aiding questions:</p> <p>Will the site help everyone access basic facilities and services?</p> <p>Will the site help reduce the need to travel by car?</p> <p>Will the site make public transport, cycling and walking easier and more attractive?</p> <p>Will the site help maintain or enhance the quality and extent of public rights of way and recreational open space?</p>	+	+	+	<p>The facilities currently on offer in Langton Matravers offer a basic level of service which will be maintained and / or enhanced through the introduction of new, carefully planned development within amended settlement limits. By potentially enhancing the services on offer, the development will help reduce the need to travel elsewhere.</p> <p>Whilst travel to other centres (particularly, to Swanage) will remain necessary, the distance to such facilities is relatively short and coupled with the small scale of development being proposed, will help keep travel impacts to a minimum.</p> <p>Existing public rights of way within the site will need to be taken into account in drawing up options for development.</p> <p style="text-align: center;"><u>Mitigation</u></p> <p><i>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</i></p>
<p>Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.</p> <p>Decision aiding questions:</p> <p>Will the site help reduce vulnerability to flooding?</p> <p>Will the site reduce vulnerability to coastal erosion?</p> <p>Will the site take into account areas at risk from fluvial or coastal flooding?</p> <p>Will the site be able to adapt to climatic changes?</p>	n	n	n	<p>There is potential for new development to impact on flooding through, for example, increased run-off. A Strategic Flood Risk Assessment (SFRA) has already been prepared and will be updated as site options are further refined.</p> <p>A Flood Risk Assessment (FRA) will be required for specific sites, and where appropriate, Sustainable Drainage Systems incorporated into new development proposals in accordance with national guidance and PLP1 Policy FR.</p> <p style="text-align: center;"><u>Mitigation:</u></p> <p><i>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site-specific FRAs is implemented.</i></p>
<p>Protect & enhance habitats and species and local geo-diversity.</p> <p>Decision aiding questions:</p> <p>Will the site help to protect and enhance habitats</p>	-	n	n	<p>The sites have the potential to contribute towards the provision of off-site SANGS possibly through Community Infrastructure Levy (CIL) payments in accord with adopted policy.</p> <p>SANGs have been identified as a form of mitigation in relation to impact</p>

<p>and species?</p> <p>Will the site recognise and enhance strategic wildlife corridors, including green infrastructure?</p>				<p>on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through a Habitats Regulation Assessment (HRA) process that has been undertaken alongside the Partial Review.</p> <p>Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in the Purbeck Local Plan Part 1 (PLP1) and will also need to be set out in subsequent stages of the Partial Review as necessary and appropriate.</p> <p>Further detailed mitigation will be set out in the HRA that consultants will undertake alongside each stage of the Partial Review.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that SANGs is provided in association with new residential development and that detailed mitigation measures as set out in the HRA are delivered.</i></p>
<p>Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets.</p> <p>Decision aiding questions:</p> <p>Will the site help protect and/or enhance the existing landscape and townscape?</p> <p>Will the site value and protect local distinctiveness and increase resilience to climate change?</p> <p>Will the site maintain and enhance cultural and historical assets?</p>	-	n	n	<p>The sites lie in the AONB and there are mature trees and hedges along the perimeter, some of the trees being subject to a TPO.</p> <p>Despite the highly sensitive location, it is considered that with careful consideration, landscape impacts could be mitigated satisfactorily through the incorporation of layout and design measures that help minimise impact through, for instance, the use of screening, sensitive edges, appropriate material etc.</p> <p style="text-align: center;"><u>Mitigation:</u> <i>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements.</i></p>
<p>Minimise all forms of pollution and consumption of natural resources.</p> <p>Decision aiding questions:</p> <p>Will the site promote renewable energy?</p> <p>Will the site promote energy efficiency?</p>	--	-	-	<p>New residential development on these green field sites in Langton Matravers has the potential to generate short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term, there remains potential for air pollution primarily relating to traffic movements, light pollution, and the continued consumption of</p>

<p>Will the site minimise pollution and consumption of natural resources?</p>				<p>natural resources.</p> <p>However, new development is able to benefit from higher standards of design and construction which incorporate new technologies and techniques that facilitate energy and resource efficiency.</p> <p><u>Mitigation:</u> <i>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</i></p>
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