



**Purbeck District Council**

**Sustainability Appraisal  
Non-Technical Summary**

**Purbeck Local Plan Review**

**New Homes for Purbeck Consultation**

**January 2018**

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## Introduction

### Purpose of this report

This is a non-technical summary of the Sustainability Appraisal (SA) for Purbeck District Council's New Homes for Purbeck January 2018 Consultation on the Local Plan Review. The SA seeks to identify the economic, social and environmental impacts of the plan and suggest ways to avoid or minimise negative impacts and maximise positive ones. It follows on from the SA on the Options consultation 2016. This report will set out details of site options, new policies and updates to existing policies, provide an overview of the SA process and set out the initial findings and recommendations.

### What is sustainable development?

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*

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'.*

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 Local Plan Review 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 Changes to government policy also mean that the review provides the opportunity to update out of date policies and introduce new policies.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](http://www.dorsetforyou.com/evidence/purbeck)).



### **Partial Review of the PLP1 – Issues and Options Consultation**

This includes options for housing growth in the district, changes to out of date policies and new policies.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



### **Partial Review of the PLP1 – Options Consultation**

This document took forward the results of the Issues and Options consultation and provided more detailed and refined options and policies.

An SA covered the consultation document.



### **Local Plan Review – New Homes for Purbeck January 2018 Consultation**

The current stage of consultation. This document takes forward the results of the June 2016 Options document and provides detailed policies and revised site options based on updated and new research. The title of the Review changed from Partial Review to Local Plan Review.



**Local Plan Review – Pre-submission Publication**

This document will be a final stage document. There will be an SA on this document, which will include mitigation techniques and monitoring proposals for the policies.



**The Local Plan Review**

The Local Plan Review will be adopted.

## Overview of the Local Plan Review New Homes for Purbeck January 2018 Consultation

1. 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. This became a full review and is now known as the Local Plan Review.
2. As well as fulfilling the Council's commitment to explore the potential for additional development above that of PLP1, the Local Plan Review provides the opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.
3. The Issues and Options Consultation Document 2015 was the first stage of public consultation on the Partial Review. Comments made on the Issues and Options Consultation Document in 2015 have been taken into account by the Council and resulted in the publication of the Options Consultation document (June 2016). This moved the Review process forward and identified preferred and alternative options for how Purbeck should be developed in the period up to 2033.
4. Following comments made on the options consultation, further research was carried out and has resulted in the publication of the New Homes for Purbeck consultation document (January 2018). The New Homes for Purbeck consultation document identifies options for where housing should be developed in the period up to 2033, updates existing policies and proposes new policies where evidence deems it necessary.
5. 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 presents this assessment and is being made available for comment as an integral part of the process on the January 2018 consultation document.

### Site options, new and updated policies and their alternatives to be assessed

Title	Brief description
<b>Housing sites</b>	
Option A	Together with neighbourhood plan potential allocation sites, provide 1,400 homes comprising of 470 homes at Wool and 440 homes at Redbridge Pit/Moreton Station, 150 homes at Lytchett Matravers, 90 homes at Upton and 250 homes on smaller sites including 30 homes at Sandford.
Option B	Together with neighbourhood plan potential allocation sites, provide 1,400 homes

	comprising of 650 at Wool and 500 at Redbridge Pit/Moreton Station, and 250 homes on smaller sites including 30 homes at Sandford.
Option C	Together with neighbourhood plan potential allocation sites, provide 1,400 homes comprising of 800 homes at Wool and 600 homes at Redbridge Pit/Moreton Station.
<b>Bere Regis Neighbourhood Plan Sites</b>	
Continue using PLP1 Policy NW: North West Purbeck	Allocates a new employment site at Bere Regis and a settlement extension of approximately 50 dwellings with 40% affordable.
Allocate development sites for around 105 units	Allocates five housing sites for around 105 homes. It also allocates a settlement extension of 1.9ha for employment provision in addition to that allocated in PLP1.
Allocate development sites for 218 units	Allocates housing sites for around 218 units.
<b>Wareham Neighbourhood Plan sites</b>	
Allocate land in SHLAA sites 6/23/0166 and 6/23/1314 for around 200 homes in North Wareham	Uses SHLAA sites 6/23/1314: Land west of Westminster Industrial Estate, Bere Regis Road, and 6/23/0166: Land adjacent to Tantinoby Farm, North Wareham to create housing
Allocate land in SHLAA sites 6/23/1314 and 6/23/0167	Uses SHLAA site 6/23/1314: Land west of Westminster Industrial Estate, Bere Regis Road and part of a previously excluded site 6/23/0167: Land adjacent to Ferncroft Farm, North Wareham, details can be found in the maps within the appendices.
<b>Second home ownership</b>	
Policy PRH: Principal Residence Housing	Restricts ownership of new build homes within the AONB areas of the District to those who use it as their primary residence.
District Wide policy	Restricts ownership of new build homes within the District to those who use it as their primary residence.
No policy restricting second homes	No restriction of second home ownership.
Build more market value homes	Builds more homes to try and offset the effect of second home ownership within the District.
<b>Settlement strategy</b>	
Update PLP1 Policy LD General Location of Development	Reviews PLP1 Policy LD General Location of Development which steers development towards more sustainable locations via a hierarchy of settlements beginning with the larger towns and gradating down to hamlets, ensures the policy is still relevant and the hierarchy is still accurate.
Continue using PLP1 Policy LD General Location of Development	Disregards any changes in circumstances within the settlements and remains the same as in PLP1.

Restrict development to a set distance of a facility or service	Withdraws any settlement hierarchy or policy but focuses development within a set distance from a facility or service.
All settlements weighted the same	Withdraws any hierarchy of settlements and weighs all 'settlements' as equal regardless of their existing services and facilities.
<b>Small sites</b>	
Small sites policy	Allow small sites (not more than 30 homes) to be considered outside existing town and village boundaries where certain conditions are met.
Remove Policy CO Countryside and Policy LD General Location of Development	Allow development anywhere
<b>Affordable housing tenure</b>	
Update PLP1 Policy AHT Affordable Housing Tenure	Encourage 10% of all affordable housing provided on eligible sites to be social rented.
Do not update PLP1 Policy AHT Affordable Housing Tenure	Do not specify that 10% of all affordable housing provided on eligible sites will be encouraged to be social rented.

## Local Plan Review and the SA Process

### What are the SA objectives?

6. The eight SA objectives are set out below:

<b>SA Objectives</b>
<b>Does the Plan:</b>
Help 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 & use of public transport?
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes?
Protect & enhance habitats and species and local geodiversity?
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?
Minimise all forms of pollution and consumption of natural resources?

### Assessment considerations / types of effect

7. The pre-submission policies have been appraised 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 as international or national level, or where thresholds (e.g. air quality) might be breached.

### Definitions of secondary, cumulative and synergistic effects

8. 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 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 <sub>2</sub> in the atmosphere can magnify the health effects of ozone.

9. *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.

10. 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.
11. To facilitate the appraisal process, the SA sets out a number of assumptions which are used in assessing the pre-submission policies and identifies difficulties in making the assessment. The policies are assessed in matrices which 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.

### **Mitigation measures**

12. A number of mitigation measures will need to be employed as part of an option's successful progression through the review process. They are set out on page 20 of this report. It should be noted that mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.

## Methodology

13. We have used the scoring mechanism below to assess the short, medium and long-term effects of the options and new and updated policies in the New Homes for Purbeck consultation 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

14. 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 assessment of each option and policy against SA objectives

List of alternative 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	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 plan for climate change	Protect & enhance habitats and species and local Geodiversity	Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	Minimise all forms of pollution and consumption of natural resources.
<b>Housing site allocations</b>								
Option A: 470 Wool, 440 Redbridge Pit/Moreton Station, 150 L Matravers, 90 Upton + 250 extra.	++	+	+	+	n	n	n	-
Option B: 650 Wool, 500 Redbridge Pit/Moreton Station + 250 extra.	++	+	+	+	n	n	n	-
Option C: 800 Wool, 600 Redbridge	++	++	++	++	n	n	n	-

Pit/Moreton Station. No spread.								
<b>Second home ownership</b>								
Policy PRH Principal Residence Housing	n/a	+	+	n/a	n/a	n/a	+	n
Policy district wide	n/a	+	+	n/a	n/a	n/a	+	n
No second home ownership policy	n/a	-	-	n/a	n/a	n/a	-	+
Build more market value homes	+	+	+	n/a	-	-	+	-
<b>Settlement Strategy</b>								
Update PLP1 Policy LD General Location of Development	++	++	++	++	n	++	++	-
Continue with PLP1 Policy LD General Location of Development	+	+	+	+	n	++	+	-
Restrict development to within a set distance from a facility or service	+	-	n	-	n	+	-	-

All settlements weighted the same	+	-	u	--	n	-	-	-
<b>Small sites</b>								
Small sites policy	+	n	n	-	n/a	n	++	n
Remove PLP1 Policy CO Countryside and Policy LD General Location of Development	+	-	u	--	n	-	-	-
<b>Affordable Housing Tenure</b>								
Update PLP1 Policy AHT Affordable Housing Tenure	++	n/a						
Do not update PLP1 Policy AHT Affordable Housing Tenure	++	n/a						
<b>Bere Regis Neighbourhood Plan Potential Site Allocations</b>								
Continued use of PLP1 Policy NW: North West Purbeck (allocates 50 units)	+	+	+	+	u	n	n	-

Allocate development sites for around 105 units	++	++	+	+	u	n	n	-
Allocate development sites for 218 units	++	++	++	+	u	n	n	-
<b>Wareham Neighbourhood Plan Potential Site Allocations</b>								
Use SHLAA sites 6/23/0166 and 6/23/1314 in North Wareham for around 200 homes	++	+	n	+	u	n	n	-
Allocate SHLAA sites 6/23/0167 and 6/23/1314 in North Wareham for around 200 homes	++	+	--	+	n	+	n	-

## Summary Discussion of the New Homes for Purbeck January 2018 Local Plan Review Consultation

15. The Local Plan review considered three options for the provision of around 1,700 homes up to 2033. A comparative assessment is facilitated below. A degree of repetition may be found across the 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 found in the full documents appendices.
16. The following assessment takes into account the options covered in the New Homes for Purbeck consultation document January 2018, which are;
- Site Options A, B and C,
  - Bere Regis Neighbourhood Plan site alternatives,
  - Wareham Neighbourhood Plan site alternatives,
  - Policy PRH Principal Residence Housing,
  - Update PLP1 Policy LD General Location of Development,
  - Update PL1 Policy AHT Affordable Housing Tenure and,
  - Small Sites Policy.

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

Purbeck's Objectively Assessed Housing Needs Update report prepared by GL Hearn and the new methodology that the Government are currently consulting on both suggest that Purbeck needs to provide for around 2,890 homes over the plan period from 2016 to 2033. The Council are confident about the delivery of planned for or windfall development for nearly 1,200 homes leaving a deficit of around 1,700 homes.

The options, including the options from site allocations expected in the neighbourhood plans, will provide for around 1,700 homes which would meet the housing need in full.

Working within environmental and infrastructure constraints, the Local Plan Review seeks to increase the provision of new housing within the District, including housing that is affordable. Market housing is still needed and essential to the delivery of affordable housing, with high land values supporting the contribution of affordable housing. It is likely that the provision of sufficient housing will be of benefit to local people who are finding that new property is unaffordable. The options each present a good opportunity to

provide a good supply of affordable housing that is more affordable, with a housing mix that meets local need and restricts second homes within the AONB.

**Potentially significant positive effects:** Increase in the provision of market housing, affordable housing that is more affordable, and delivery of a housing mix to meet local needs.

**Potentially significant negative effects:** None identified.

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

The options consist of enough concentrated development within existing sustainable areas to assist in the retention of existing or the provision of new and improved services and facilities. Policy PRH Principal Residence Housing helps make existing areas more sustainable within the AONB.

**Potentially significant positive effects:** The options will enable the improvement or extensions to existing services and facilities.

**Potentially significant negative effects:** None identified.

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

The options consist of enough concentrated development in existing locations to provide enough population growth to potentially encourage employers to relocate or remain in those areas and benefit from the increased economy. Importantly, tourism should improve when the new residents invite friends and family to visit and also due to the improved services and facilities creating a more vibrant place to visit.

**Potentially significant positive effects:** Increase in housing provision should increase employment and tourism opportunities.

**Potentially significant negative effects:** Reallocating employment land at North Wareham will mean employers will need to relocate, other suitable locations would need to be sought.

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

All sites have access to basic services. The proposals at Wool may reduce the need to travel by car due to its close proximity to Dorset Innovation Park.

The proposals at Wool and Redbridge Pit/Moreton Station promote healthy active lives as they have good footpaths to neighbouring locations for instance Bovington and Crossways where additional facilities or public transport can be found.

**Potentially significant positive effects:** The larger sites accessing existing and eventually improved basic services will contribute to lessening the need to travel by car.

**Potentially significant negative effects:** None identified.

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

The proposals indirectly plan for climate change by promoting sustainable housing and retention/extension of services and facilities to reduce the need for cars, however, the district benefits from an excellent road network so only minor benefits will occur. Continual liaison with the Environment Agency and Local Lead Flood Authority takes place to ensure that development sites are not allocated in the floodplain or areas of other flood risk. Where there is potential flood risk, for example, groundwater flood risk related to sewer capacity issues in Bere Regis, the Strategic Flood Risk Assessment and site specific Flood Risk Assessments will identify and require suitable flood alleviation and mitigation measures.

**Potentially significant positive effects:** There is potential for flood risk alleviation as identified in the SFRA.

**Potentially significant negative effects:** None identified.

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

In such a bio-diverse district, there will also be the challenge of balancing local housing needs with the protection of habitats and species from any adverse effects. The Review is subject to a Habitats Regulations Assessment. The planning application process will take into account site ecology through ecological surveys for the sites where appropriate.

SANGs have been identified and agreed in principle with Natural England for development at Wool, Moreton, Lytchett Matravers and Upton. Further work is needed to ensure that appropriate mitigation can be provided at Sandford and Wareham.

**Potentially significant positive effects:** The plan protects nationally recognised sites of interest.

**Potentially significant negative effects:** None identified

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

All building in Purbeck will need to take into account PLP1 policies (and any future revisions to these) relating to design, townscape, cultural assets, landscape and historic environment protection. The significant developments should promote any identified historical assets of interest and enhance them.

**Potentially significant positive effects:** Plan policies require locally distinctive development schemes and set out minimum requirements for individual sites to ensure that new development enhances its surrounding environment and assets.

**Potentially significant negative effects:** None identified

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

**Pollution**

Groundwater protection policies in PLP1 already address some aspects of potential water pollution from new development. The recently adopted SPD on nitrogen mitigation and the published SFRA delve into more detail and new development will have to adhere to these ensuring a cumulative effect is not negative. Concentrating new development on the edges of settlements will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible.

**Consumption of Natural Resources**

While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures.

Waste material may become problematic given the cumulative impact of the new developments, however recycling points in Purbeck are excellent and waste should be reduced due to this.

**Potentially significant beneficial effects:** None identified.

**Potentially significant negative effects:** None identified.

## **Discussion of positive and negative effects**

17. The assessment does not identify any significant negative effects, however, there is potential for some minor negative effects. These negative effects relate to pollution and the consumption natural resources, as well as the small sites policy. Some potentially negative effects are neutralised through mitigation measures, for instance, the impacts on habitats (which the HRA's recommendations will also cover), Suitable Alternative Natural Green Space (SANGs) and Flood Risk Assessments (FRA's).
18. The negative effect of pollution and natural resources is one mainly caused by cumulative impact, with a particularly negative impact during the construction phase. Mitigation needs to ensure development sites are as close to existing facilities and services as possible and that cycle and walking routes are in place. All of these measures would help keep increased traffic, associated traffic noise and light pollution to a minimum, as well as minimising the use of natural resources.
19. In the longer term, these effects reduce as construction work is completed, and planting and landscaping schemes 'soften' the edges of new development to ease any possibly adverse landscape impacts.
20. When assessing the small sites option individually of all other policies, the policy performs less well than other options for accessing basic services. However when it is considered alongside all the other policies and options, this policy would culminate in a more inclusive review allowing those who wish to reside in more rural locations to do so. It is assumed that those who would have difficulties due to a lack of access to basic services would reside in more accessible locations.
21. A summary of the main strengths and weaknesses is set out below.

## **Sustainability strengths of the 'New Homes for Purbeck' consultation document**

- Housing allocations, the updated settlement strategy, Policy PRH Principal Residence Housing and the small sites policy approach ensures that the Local Plan Review will help meet as much of Purbeck's housing need as possible.
- The options ensure that the delivery of the best, most effective forms of affordable housing tenure is provided to meet the identified need.
- The options ensure that housing will be focussed within or adjoining existing settlements increasing the sustainability of their facilities and services.

- All large housing site options benefit from easy access to basic services and from public transport and should help reduce the need for car dependence.
- The concentrated developments could help encourage employment opportunities.
- The requirement for settlement extensions to mitigate the potential impacts on nearby heathland, for example, through provision of new public open space (SANGs) will benefit the habitats and species.
- The options take account of the evidence and understanding of flooding issues throughout Purbeck helping to plan for climate change.
- Purbeck's unique landscape should be indirectly protected by the updating of Policy LD General Location of Development and introduction of the criteria based small sites policy which encourage development at the edge of existing settlements.
- Second home restrictions should help increase the supply of homes but also strengthen communities due to an increased population.
- Adopted robust policies (for example design) in Purbeck Local Plan Part 1 will still be applied to all development. In some cases these policies will be reviewed through the Local Plan Review and hence may be strengthened as a result.

### **Sustainability weaknesses of the 'New Homes for Purbeck' consultation document**

- Housing growth is likely to have a cumulative impact on energy consumption, as well as noise pollution and light 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.
- The small sites policy would allow development in less sustainable locations around the District, i.e. villages with less basic services.
- Using employment land in North Wareham for housing will mean existing employers will need to be relocated to suitable premises.

## Mitigation recommendations

22. Potential mitigation measures set out in this SA would go some way to making the Local Plan Review more sustainable.

23. Any potentially negative effect or possible betterment is identified when assessing the reasonable alternatives and where possible, mitigation techniques are suggested. Any identified are summarised in the table below. Please note that these mitigation requirements are in addition to those set out in the Habitats Regulations Assessment (HRA).

Suggested mitigation	
Potential negative impact	Potential mitigation requirements
<b>All housing options</b>	
Public transport, roads, pedestrian and cycle ways may be insufficient / unable to accommodate for the increased need	<p>Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</p> <p>A joint masterplan between Dorset Innovation Park and the Council should be considered if the larger developments at Wool are pursued.</p> <p>Resolve the schooling options with DCC Education. If not possible, this option would be difficult to manage.</p> <p>Take account of any findings from Highways England's investigations into impacts on the strategic road network.</p> <p>Liaise with Dorset Clinical Commissioning Group to identify and make improvements to health care facilities where needed.</p>
Flooding may occur	<p>Developments must be in accordance with PLP1 and National Policy and must mitigate for potential flood risk arising from the development on or off site.</p> <p>Incorporate requirements for flood risk assessments into validation requirements.</p> <p>Drainage assessments and flooding investigation will be needed at Lytchett Matravers.</p> <p>The site at Sandford will need to ensure development does not worsen existing problems at the corner of Keyworth Drive where it meets the railway line.</p>
Negative impacts on protected	Undertake HRA when assessing site options for Local Plan Review to predict any

species	<p>cumulative impact and provide ways of mitigating for any potential impact from windfall.</p> <p>Require SANG's on sites of more than 50 dwellings. In particular SANG's are required at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will need to be provided.</p> <p>The Policeman's Lane SANG at Upton may need to be extended.</p> <p>Further investigation into the effect on designated sites by development at Sandford will need to be undertaken.</p>
Not utilizing the benefits of development for tourism enhancements	Any residential development needs to be located appropriate so the increased population would have a positive effect on the tourism services
Negative impact on historical assets	Carry out archaeological site investigation to identify the presence of non-designated historical assets.
Ensure development to the in Wool is sympathetic to the AONB	Ensure the design and layout of developments are sympathetic to the townscape and landscape.
Increased pollution and consumption of natural resources	Phase development where needed and ensure they adhere to building regulations to ensure the most sustainable technologies are rigorously enforced.
<b>Policy PRH: Principle Residence Housing</b>	
Potential decline in saleability and mortgageability of restricted properties	Regular monitoring to identify any negative effects early
Displacement of second homes to outside of the AONB area, within Purbeck and beyond	Regular monitoring to identify any negative effects early
<b>Affordable housing tenure</b>	
Affordable housing is not provided	Ensure Policy AH and AHT is robust and enforceable.
<b>Bere Regis Neighbourhood Plan Potential Site Allocations</b>	
Increased flood risk	Further investigation into flood risk on identified sites is needed on SHLAA sites at risk of flooding.
Negative impact on habitats	Undertake HRA when assessing site options to predict any cumulative impact and provide ways of mitigating for any potential impact.

Negative impact on townscape and landscape	Ensure that impacts on townscape and landscape are addressed through the planning application process including proposals to enhance / improve.
<b>Wareham Neighbourhood Plan Potential Site Allocations</b>	
Loss of golf club	Sites need to demonstrate the loss of land currently used as a golf club is surplus to requirements and the loss of land will not lead to a shortfall in this provision.
Loss of already established allotments	Further work needs to ascertain whether the allotments could be relocated.
Loss of safeguarded employment land	Reallocate employment land elsewhere.
Pressure on schooling and healthcare	Investment is needed into schooling and healthcare.
The railway line restricting access from North Wareham to town center	Wareham would need to improve access across the railway line and provide traffic calming measures.
Flooding risk	A survey needs to be carried out to ascertain flood risk to the east of Tantinoby Farm, the allotments and Northmoor Park.

## Monitoring recommendations

24. The Council publishes a suite of Local Plan monitoring reports on an annual basis. These reports can be accessed online at <https://www.dorsetforyou.gov.uk/localplan/monitoring/purbeck>. Where an issue is identified, recommendations are made within the relevant reports. In this way, we have a monitoring programme in place to address areas where we are not meeting our targets or where there is an issue.
25. All of the monitoring that the Council undertakes of Local Plan policies 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.
26. The table below summarises the SA objectives and how they are monitored in scoping reports and in the annual monitoring programme.

SA objectives since 2012	Recommendations for SA scoping reports	Recommendations for SA monitoring programme
Meet as much of the district's housing need as possible	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Housing and Affordable Housing.
Promote services and facilities where need is identified	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land, Tourism, and Community Facilities.
Harness the economic potential of tourism and widen employment opportunities	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land and Tourism.
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Transport and Accessibility.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes	Use available data to build up information for future scoping reports.	Data included in monitoring report for Water Quality and Flood Risk.
Protect and enhance habitats and species and local geodiversity	Use available data to build up information for future scoping reports. Much of the data listed is still available from DERC.	Data already included in monitoring report for Biodiversity.

Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets	Use available data to build up information for future scoping reports.	Data included in monitoring report for Design.
Minimise all forms of pollution and consumption of natural resources	Use available data to build up information for future scoping reports.	Data included in monitoring report for Water Quality and Flood Risk.

27. In the table below, recommendations that have arisen from this report that are unlikely to be resolved prior to site allocation or through a planning application are identified:

<b>Monitoring</b>					
<b>SA monitoring recommendation</b>	<b>Indicator</b>	<b>Target</b>	<b>Data source and reference</b>	<b>When should action be considered?</b>	<b>What action should be taken?</b>
<b>All Options including neighbourhood plan allocated sites</b>					
Ensure housing need is delivered	Lack of five year supply	Achieving a five year supply	Monitoring reports	If five year supply is not met	Further sites should be investigated for their potential
Monitor the provision of SANG's alongside the settlement extension delivery	None or smaller/less efficient than agreed SANG provided	Achieve good quality SANG's where need is identified	Monitoring reports	If SANG's are not provided or are insufficient	Unlikely to happen as SANG's must be agreed prior to development taking place. If not, the housing would not be allowed
<b>Small sites policy</b>					
Monitor settlement sprawl	Settlement shape and size significantly changing	Restrict settlement sprawl	Monitoring reports	If sprawl occurs	Review policy
<b>Second homes policy</b>					
Restricted dwellings being sold as	Check on ad hoc basis and rely on	No restricted dwellings being	Local knowledge	If the policy is breached for any	Each case would be dealt with on a

second homes.	members of the public to inform the enforcement team of a breach of conditions	sold as second homes		period of time and qualifying documents are not submitted	case by case basis, in line with the Council's enforcement policy
Displacement of second home ownership from AONB to outside the AONB	Rise in second home ownership outside AONB	No significant rise in second home ownership outside the AONB	Council tax, electoral roll's statistics, census and local knowledge	If there is a significant increase in the number of second homes outside the AONB and the growth can be proven to be directly related to the policy restriction within the AONB	Revise policy
<b>Affordable Housing Tenure</b>					
Ensure affordable housing tenure is delivered	As indicated in the Affordable Housing monitoring report	Make affordable housing more affordable.	Monitoring reports	If affordable housing being delivered is significantly less than the target of 40% in the north of the district and 50% in the south of the district, and if the tenure split was not in line with policy.	Monitor the amount and mix of affordable housing being delivered and review the policy if necessary

## Recommendations and Conclusions for January 2018 Consultation

28. This is based on information gathered as of January 2018, the information may be refined and extended and may change as the Review progresses.

### How has the SEA informed the consultation and updated or new policies?

#### Key findings

- Housing site allocations: Options A, B and C are all potentially sustainable options.
- Bere Regis Neighbourhood Plan Potential Site Allocations: All options are potentially suitable but further work would need done on flood risk.
- Wareham Neighbourhood Plan Potential Site Allocation: The option to use SHLAA sites 6/23/0166 and 6/23/1314 is potentially suitable if further investigation into flood risk deems it so. The option to use SHLAA sites 6/23/0167 and 6/23/1314 would need to ensure the loss of employment land would not lead to significant negative effects.
- Second home ownership: Policy PRH Principal Residence Housing is an achievable and sustainable way of addressing the issue of second home ownership.
- Settlement Strategy: Updating PLP1 Policy LD General Location of Development is a logical and sustainable way to meet national policy and local need.
- Small sites policy: A small sites policy would provide smaller scale development around the district whilst still protecting the countryside from the spread of development.
- Affordable housing tenure: Reviewing PLP1 Policy AHT Affordable Housing Tenure helps to address housing need in the District.

#### Changes made to consultation following SEA

None.