

## Core Strategy, Pre Submission Version Sustainability Appraisal Review

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### INTRODUCTION

ZBV (Winfrith) Ltd (hereafter ZBV) is proposing to develop a mixed use zero carbon sustainable community on part of the former Winfrith Technology Park (now known as Dorset Green Technology Park (DGTP)) and surrounding agricultural land. The employment area of the site is referred to as DGTP whilst the wider mixed use site is referred to as the Dorset Green Site. A separate area of land is also being provided as a Suitable Alternative Natural Green Space (hereafter referred to as the SANGS site).

The proposals include the regeneration of the DGTP as a 'green industries' hub, providing high quality employment space to support the local community. In addition, new housing would be provided for the local community and employees of the commercial and light industrial occupiers who will be attracted to the DGTP site. The masterplanned proposals also include a hotel and education, conference, community and visitor facilities. The proposals also include the provision of a network of multi-functional green infrastructure including open space, playing fields, sustainable drainage, cycle and pedestrian routes and the 21ha SANGS site. The proposals are hereafter referred to as the 'Dorset Green masterplan'.

The DGTP was formerly owned by the United Kingdom Atomic Energy Authority (UKAEA), now Research Restoration Limited (RSRL) and formed part of a wider nuclear research facility. The DGTP is no longer part of the RSRL research facility; it has been decontaminated and several of the buildings associated with RSRL have been decommissioned and demolished. Decommissioning of the wider RSRL site is still ongoing and is expected to be completed by 2048. The existing buildings on the DGTP were developed for a very specific purpose and therefore have been purpose built in terms of design, fit out and specification or location. The buildings include offices, stores, laboratories, training facilities, a canteen/restaurant, conferencing facilities, substation, vacant buildings and open spaces, including car parks. Many of the buildings are of moderate to poor quality.

Purbeck District Council (PDC) has a longstanding policy objective to promote/safeguard Winfrith Technology Centre (now partly DGTP) as a prestige employment location capable of attracting high-tech/innovative firms. The DGTP is currently allocated within PDC's local plan for research and development or related uses. Permitted uses include light industry and offices (B1 uses), general industry (B2 uses) and B8 (ancillary warehousing) which do not affect the attraction of the DGTP as a prestigious location for specialist firms. However, ZBV considers that the future of the DGTP could not be sustained through an employment only option and considers that housing is essential to maintaining the viability of the DGTP in the medium to long term.

This report, prepared by Waterman, examines PDC's emerging Core Strategy and accompanying Sustainability Appraisal (SA) to determine the key sustainability issues arising from the housing and employment need and Waterman has also undertaken a SA of the DGTP on the basis of a do-nothing scenario (that is the employment only allocation) and the proposed mixed use Dorset Green masterplan. This is to enable a comparison to be made between the possible future options for the Dorset Green Site. In addition, the SA of the Dorset Green masterplan has been compared with the strategic housing development site allocations identified by PDC and the SA of a potential 400-600 home allocation for the Dorset Green site has been reviewed. The SA has been undertaken using the SA Framework developed by PDC with reference to their assumptions relating to each SA Objective.

### REVIEW OF THE CORE STRATEGY AND SUSTAINABILITY APPRAISAL

PDC is in the process of preparing its Core Strategy. Several rounds of consultation have been undertaken to develop the Core Strategy including:

- The Issues and Options Leaflet in February 2006;
- The Preferred Options in September 2006 (hereafter referred to as the 2006 Preferred Options);
- Development Management Policies Issues and Options in June 2008;

- The Preferred Options Public Consultation in September 2009 (hereafter referred to as the 2009 Preferred Options);
- Where Shall We Build in Purbeck in July 2010;
- The Pre-Submission Draft Core Strategy in November 2010 (hereafter referred to as the 2010 Draft Core Strategy); and
- The Proposed Changes to the Pre-Submission Draft Core Strategy in Autumn 2011 (hereafter referred to as the 2011 Draft Core Strategy).

Sustainability Appraisals have been undertaken on each draft Core Strategy although reports are only currently available on the Council's web-site in relation to the 2009 Preferred Options (the 2009 SA), the 2010 Pre-Submission Draft Core Strategy (the 2010 SA) and 2011 Changes to the Pre-Submission Draft (the 2011 SA). The SA reports have provided information and recommendations to improve the sustainability of the Core Strategy.

The Winfrith Technology Park was first mentioned in the 2006 Preferred Options report. This highlighted that *'the [Winfrith Technology] Centre fulfils a sub-regional employment role which is accompanied by high levels of in-commuting. However, links between the Technology Centre and the villages of Wool and Bovington are not well established, and both villages therefore experience significantly high levels of out-commuting to employment and training opportunities provided elsewhere.'.... 'and local employment remains an issue'*. The 2006 Preferred Options report goes on to state that *'The Council consider that Winfrith Technology Centre presents an opportunity to support and grow knowledge based industries and the linkage between Wool, Bovington and Winfrith will be considered through the preparation of an Area Action Plan. This is likely to assist in determining the scale and nature of any extension [to Wool].'* In addition, the report states that *'The District possesses two locally significant employment sites, namely, Winfrith Technology Centre and the Holton Heath Trading Estate. The former is a prestige centre for research and development industries, and is widely acknowledged to have further potential to promote employment uses that maintain its prestigious character.'*

The 2009 Preferred Options Report saw the Winfrith Technology Centre providing a focus for inward investment of economic growth, whilst also catering for local employment needs with 20ha identified in the plan period. Improved linkage to Wool Railway Station was identified as one of a number of issues to be dealt with through an Area Action Plan. Policy E: Employment stated that *'Existing employment areas [including Winfrith Technology Centre] will be safeguarded for B1, B2 or B8 uses. New proposals will only be permitted where they do not compromise the activities or integrity of the employment area'*.

The 2010 Pre Submission Draft Core Strategy also promoted DGTP for 20ha of employment uses in accordance with the Regional Workspace Strategy. Policy ELS: Employment Land Supply stated that new employment would be focussed at existing employment sites which included the Dorset Green Technology Park (20ha).

The 2011 Changes to the Pre-Submission Draft Core Strategy policy states in Policy ELS: Employment Land Supply, that *'new employment development will be focused at the most sustainable locations in accordance with Policy LD: General Location of Development and existing employment sites that do not fit within the settlement hierarchy such as Holton Heath. In rural areas, small scale employment use will be encouraged to help rural regeneration and improve the sustainability of communities. The employment land supply will be assessed through Employment Land Review Part 3 and allocated accordingly in a subsequent plan(s). In the interim existing employment sites as set out in the Purbeck Local Plan Final Edition will be carried forward on the Proposals Map.'* DGTP is identified in the Local Plan as an existing employment site. The 2011 Draft Core Strategy also discusses potential mixed use allocations for the Dorset Green Site. These include the option of a 400-600 dwelling allocation at Dorset Green and a 400-1000 dwelling, mixed use allocation in Wool. Based on the text of the appraisal, this allocation is also understood to include Dorset Green. These allocations are appraised in the 2011 SA and the 2010 report entitled 'Implications of Additional Growth Scenarios for European Protected Sites'.

### Housing Needs and Allocations

In relation to housing, the 2011 Draft Core Strategy states on page 20 that a Habitats Regulation Assessment and preliminary Transport Assessment show that provision could be made for 2,400 homes across the district for the period 2006-2026 (120 dwellings per annum). The 2011 Draft Core

Strategy goes on to note that government projections (2009) indicate a demand for 4,000 dwellings in Purbeck for the same period but states that this level of growth is acknowledged to be difficult due to ecological constraints and transport. GVA Grimley has also undertaken a review of housing requirements in Purbeck on behalf of ZBV. This found that, on the basis of both demographic trends and economic projections (including the expansion of employment space at DGTP) a total of 4,512 houses would be required across the district during the plan period.

On the basis of 2,400 homes, PDC undertook a public consultation exercise in 2009 and 2010 to determine where to accommodate development within the district. Following this consultation, PDC included allocations within the 2010 Draft Core Strategy for a total of 570 dwellings to be delivered through settlement extensions across the District and this is estimated to include around 248 affordable homes. This represents only 30% of the Council's housing needs forecast (2,400 homes) and 15% of the Government's 4,000 housing forecast.

Since publication of the 2010 Draft Core Strategy, the Council has investigated strategic growth proposals at Lytchett Minster, Wool (including the Dorset Green site) and Wareham for between 400 and 2,750 dwellings. This is presented in the 2011 Draft Core Strategy and has identified that there is potential for habitat mitigation of between 400 and 1,000 dwellings at Wool but the Council is unlikely to pursue this option because Wool is not at the appropriate level in the settlement hierarchy set out in Policy LD: Location of Development. Recent housing growth at Purbeck Gate, Wool has not led to any increase in employment growth at DGTP despite the aspiration of the Purbeck Local Plan Final Edition 2004. The 2011 Draft Core Strategy goes on to state (on page 20) that the transport infrastructure would be unlikely to support the potential increase in vehicles and bids for regional funding for a Wool Bypass were unsuccessful.

The 2011 Draft Core Strategy therefore does not include allocations for additional housing development other than the 570 contained within the 2010 Pre-Submission Draft Core Strategy.

#### Employment

With regard to employment provision, the Dorset Workspace Strategy (2008) recommends that DGTP should have 5ha of land made available for local uses and a further 15ha for inward investment opportunities. The SA of the 2011 Draft Core Strategy notes, in Section 4.3, that the largest of Purbeck's existing employment sites (Dorset Green and Holton Heath) are located outside of the main settlements and therefore commuting is inevitable. The Council therefore has little choice but to plan for commuting and to assist in the provision of alternatives to the private car where possible. However, proximity to major employment sites is a consideration when assessing the sustainability of individual sites. The SA of the 2009 Preferred Options noted that employment sites should be well related to housing development and accessible by public transport, walking and cycling.

The SA of the 2011 Draft Core Strategy also acknowledges that the scale of housing development proposed is unlikely to generate significant levels of inward investment, especially in light of the existing high levels of out commuting experienced in Purbeck.

#### Summary

Based on the above review of the emerging Core Strategy and evidence base, accompanying Sustainability Appraisal and GVA Grimley's Housing and Employment Case reports, there are a number key issues that should be considered in relation to the DGTP:

- The Council has acknowledged that their housing forecasts are well below government forecasts. The Government forecasts are supported by independent analysis undertaken by GVA Grimley;
- Sites have only been allocated for a total of 570 dwellings which is a significant shortfall against PDC's and the Government's forecasted housing needs;
- As the proposed allocated sites are predominantly small and medium sites, the ability for these sites to deliver the required affordable housing levels and well as services and facilities and public transport improvement to support additional housing is questioned;
- Discounting the larger strategic sites from the Core Strategy (particularly sites in or around Wool given that there is potential that ecological impacts could be overcome), means that PDC is not responding to the acknowledged shortfall in housing supply within the plan period. Given that one of the principal reasons for selecting the lower figure of 2,400 was as a result of the Habitats Regulation Assessment, this should be reconsidered;

- It is considered that providing new housing close to major employment sites is a key sustainability issue in relation to spatial planning and therefore the Dorset Green Site should be reconsidered in this regard; and
- The SA of the 2010 and 2011 Draft Core Strategy states that the scale of housing development proposed is unlikely to generate significant inward investment.

Given the above points, Waterman has undertaken a comparative review of the DGTP based on its existing employment allocation and a future mixed use development including the SANGS proposals. In addition, the appraisal of the Dorset Green masterplan has been compared with the SA undertaken by PDC of other strategic sites, and commentary has also been provided on the SA undertaken by PDC of the potential mixed use allocation for the DGTP in the light of research and studies undertaken by ZBV.

## **SA OF THE DORSET GREEN SITE**

### SA of Potential Options for DGTP

GVA Grimley's employment case demonstrates that the existing DGTP is unlikely to attract high-tech/innovative firms as desired by PDC due to its lack of amenities and infrastructure. The existing buildings generate a low rental return and therefore the Dorset Green Site in its current form, is unlikely to represent a viable commercial proposition in the medium to long term.

GVA Grimley consider that high-tech/innovative firms could be attracted to the Dorset Green Site dependent upon a number of enabling factors, principally the provision of appropriate housing and amenities on-site.

A Sustainability Appraisal has been undertaken using the framework developed for the appraisal of the Core Strategy to assess the sustainability of retaining the Dorset Green Site in its current form compared with redevelopment for a masterplan proposal. These options are described in more detail below and the Sustainability Appraisal is presented in Annex 1.

#### *Option 1 Do nothing (DN):*

Best practice guidance advocates that SA should include consideration of the existing policy position to ensure that proposed changes to the policy improve sustainability performance. Therefore the existing adopted and currently proposed planning policy has been tested against the SA Framework. This scenario therefore tests the likely sustainability implications of the Dorset Green Site in the future on the basis that the DGTP is allocated for employment uses i.e. the status quo position.

#### *Option 2 Mixed Use masterplan:*

This option proposes a mixed use masterplanned approach to redevelopment of the Dorset Green Site including:

- Demolition of a number of buildings and structures within the main Dorset Green Site;
- Provision of new light industrial and starter units and incorporation of the existing employers and proposed low carbon energy facility within the DGTP;
- Up to 700 new dwellings comprising a mixture of low cost and private dwellings including 2-4 bed houses and 1-3 bed apartments;
- A hotel and conference centre;
- New social and community infrastructure including tertiary/research facilities, an option for a new primary school, community centre, student accommodation, Neighbourhood Area Equipped for Play (NEAP) and Local Area Equipped for Play (LEAP);
- Ancillary retail provision;
- Visitor centre including an ecology centre;
- Infrastructure upgrades;
- A network of green space including formal recreational pitches, open space, heathland creation, woodland planning and screening and cycle and pedestrian routes;

- Returning the existing south-western part of the Dorset Green Site to heathland contiguous with the existing heathland;
- Provision of a shuttle bus service between the Dorset Green Site, Wool and Wool railway station;
- A contribution towards improved frequency and/or duration of existing local bus services.

A Suitable Alternative Natural Green Space (SANGS) site also forms part of the development proposals. This will be easily accessible from the main Dorset Green Site by means of a short walk along an existing public footpath. A variety of new habitats will be created in this area including woodland, wetlands and grassland. Improvements will also be made to the River Win and existing trees and hedgerows will be protected and if necessary, enhanced.

It is proposed that all new dwellings would achieve a Code for Sustainable Homes (Code) level 5 and all new commercial and industrial units would achieve a minimum BREEAM rating of Very Good with an aspiration to achieve excellent. The neighbourhoods and houses will be desirable places to live, achieving the Building for Life 'Gold' standard, the Lifetime Homes standard for all dwellings and following Secure by Design principles.

### *Summary*

The SA shows that the Do Nothing Option (i.e. the employment only allocation) is less sustainable than the Dorset Green masterplan. The mixed use masterplan proposals for Dorset Green provide significant sustainability benefits including:

- A sustainable mixed use development offering the opportunity for residents to live, work and socialise in the same geographical area, thereby promoting a sense of community and improving wellbeing, with the supporting complementary uses promoting vibrancy for the new development and the existing surrounding settlements.
- Provision of up to 700 dwellings, including affordable housing and low cost housing for local people. This would contribute to meeting the housing targets and the recognised shortfall of housing within the district. This scale of housing development would enable the provision of supporting services and facilities providing a level of self-sufficiency and supporting the existing surrounding settlements of Wool, East Burton and Winfrith.
- Support for the employment allocation as a result of the proposed housing and other land uses such as the hotel and education as well as amenities and infrastructure as part of a masterplan mixed use community which help to attract a wider range of potential employment uses to the Dorset Green Site. Housing is provided close to major employment allocations which would enhance the viability and vibrancy of both employment uses and the new residential area. The proposals will support the local economy by sustaining and diversifying the employment uses on DTGP and promoting tourism. In addition, the Dorset Green masterplan would help support the vibrancy of the surrounding settlements including East Burton, Wool and Winfrith.
- Provision of housing close to employment, education, recreation facilities and other services and facilities. This would reduce the need to travel and the lengths of journeys not only for new residents but also for the existing population in the surrounding settlements. DGTP is Purbeck District's largest employment space and therefore it is considered sustainable to provide housing within walking and cycling distance.
- A sufficient scale of development to enable the provision of a comprehensive Green Travel Plan and a range of measures to support sustainable modes of travel. These include, but are not limited to: improvements to existing, and provision of new local pedestrian, cycle and public transport links; provision of a shuttle bus service between the Site, Wool and Wool railway station; electric car clubs; and a financial contribution towards re-signalisation of Wool Station (including platform extension) to increase level crossing capacity.
- A commitment to sustainable design including a high Code level and BREEAM rating. Construction of the consented Biomass Plant would also enable the development to be zero carbon.
- Provision of a network of Green Infrastructure across the Dorset Green Site. This would include sustainable drainage, range of formal pitches and informal open space, heathland

restoration, woodland planning and screening and cycle and pedestrian routes as well as the SANGS proposals. This will provide a range of benefits to the local area and new occupiers. The SANGS proposals have been designed to offset any impacts on the nearby designated sites and are considered to be of high quality, viable and a suitable alternative to recreational activities on the heathlands.

- Inclusion of proposals to promote the countryside as a recreation resource whilst enhancing existing habitats and species. For example; construction of a visitor centre and ecology centre, restoration and enhancements to the heathland including habitat creation; the provision of green infrastructure and improvements to Site infrastructure including new roads and cycling and pedestrian routes that may improve accessibility to the countryside and the SANGS proposals. In addition, the masterplan has been designed such that employment, services and facilities are within walking and cycling distance of the housing areas. These proposals will support and promote healthy lifestyles.
- Use of design principles that would be sensitive towards the existing landscape and townscape (including views) in the vicinity of the Site. The existing SAM on the site is set in public open space. The proposals would therefore enhance and improve the setting of the SAM on-site, safeguarding this in public open space and make it accessible for enjoyment and interpretation.

#### SA of the Proposed masterplan and Comparison with other Strategic Sites

A comparative appraisal has been undertaken of the Dorset Green masterplan against the Strategic Sites identified in the 2010 Where Shall we Build in Purbeck consultation including:

- Bere Regis;
- Bovington and Wool;
- Wareham;
- Lytchett Matravers; and
- Swanage.

This is presented in Annex 2.

A review has also been undertaken of the Dorset Green masterplan compared with potential housing sites that meet the following criteria:

- Provide over 20 units;
- Located in a town or key service village; and
- Have been assessed as suitable, available and achievable in PDC's Strategic Housing Land Availability Assessment (SHLAA).

These criteria have produced the following sites (hereafter referred to as the 'SHLAA Sites'):

- 9-15 Dorchester Road, Upton (27 units);
- Policeman's Lane, Upton (70 units);
- Yarrells Lane, Upton (20 units); and
- Kings Court Business Centre and ATC hut, Court Road, Swanage (40 units).

#### *Summary*

Based on the appraisal presented in Annex 2 and the review of the SHLAA sites, it is anticipated that the above Sites would not perform as well against the sustainability objectives identified in PDC's SA. This is due to the scale, location and proposed land type of the above Sites. It is expected that:

- The scale of the Dorset Green masterplan (700 dwellings) means that it is able to provide a range of recreational open space and green infrastructure. Considering the smaller scale of the proposed allocations and SHLAA Sites, it is anticipated that it would not be able as economically viable for them to provide the same scale, range and quality of recreational open space as the Dorset Green masterplan;
- The Dorset Green masterplan includes a Green Travel Plan that outlines how the developer intends to improve the existing public transport and infrastructure of the surrounding area.

Considering the smaller scale of the potential housing allocations and SHLAA Sites, it is anticipated that it would not be able as economically viable for them to provide the same level of public transport improvements as the Dorset Green masterplan;

- The mixed use masterplan at Dorset Green would provide housing next to employment meaning people can walk or cycle to work. This would result in a reduction of greenhouse gas emissions and also the cost of commuting. Although there are employment opportunities in Upton and Swanage, these are not on the same scale as Dorset Green. In addition, as the proposed housing allocations and SHLAA Sites are only proposing housing, employment opportunities may not be as easily accessible via walking or cycling;
- The mixed use masterplan at Dorset Green includes employment land and opportunities to harness the economic potential of tourism through a hotel, visitor centre and ecology centre. The proposed housing allocations and SHLAA Sites are residential only so are not anticipated to have the same positive effect on the district's economy as the Dorset Green proposals;
- The mixed use masterplan at Dorset Green provides the option of a new school on the Site as well as higher education and training facilities. The proposed housing allocations and SHLAA Sites are residential only so are not anticipated to have the same positive effect on access to learning, training, skills and cultural events; and
- ZBV is aiming for the Dorset Green Site to be 'zero carbon' through sustainable design and a connection to the Dorset Green Low Carbon Energy Facility (LowCEF). In addition, the Dorset Green masterplan includes several proposals to minimise land, water, air, light and noise pollution. Considering the smaller scale of the SHLAA Sites, it is anticipated that it would not be able as economically viable for the proposed housing allocations and SHLAA Sites to provide the same mitigation measures to reduce waste and minimise energy consumption and greenhouse gas emissions.

#### SA of the Potential Mixed Use Allocations at Wool

Waterman has reviewed the SA of the potential allocation for 400 – 600 dwellings, employment and open space on the basis of recent research and studies undertaken on the DGTP. The PDC SA of the mixed use allocation at DGTP and our commentary on this appraisal is set out in Annex 3. Generally PDC's SA of this allocation was positive and highlighted a number of sustainability benefits. However, the following key comments are made on the assessment:

- The PDC SA highlighted negative effects in relation to the objective related to 'Reduce waste and minimise energy consumption and greenhouse gas emissions'. We disagree with this finding as the Dorset Green proposals are adjacent to a consented Biomass Waste Combined Heat and Power Plant which would serve the entire Development (providing heating, hot water and power), enabling the delivering a 'zero carbon' development. No other site within the district currently has this opportunity. Further, non-recyclable waste from the Development would be used as feedstock for the Biomass plant, providing a sustainable waste management solution; therefore it is considered that there would be **significant positive effect** to the objective.
- The PDC SA predicted significant adverse effects on habitats and species. However, the masterplan proposals include a network of multifunctional Green Infrastructure (c.16ha in total area) including sustainable drainage and extensive habitat preservation measures and the creation of new habitats. Overall the masterplan proposal would result in a net biodiversity gain. In addition, due to the Site's proximity to heathland, the Development proposals include heathland restoration measures and a 21ha Suitable Alternative Natural Green Space (SANGS) site. Provision of the SANGS site would help relieve development pressure on other areas of the Dorset Heath land and AONB. The proposed SANGS site significantly exceeds the minimum size requirements for SANGS. Natural England guidelines require a minimum of 8 hectares per 1000 new residents, using the national average of 2.4 people per household. The site will also serve existing residents of East Knighton, Winfrith Newburgh and Wool, allowing more convenient access to alternative areas of open space and thus encouraging them away from the heaths. The Dorset Green masterplan would also enhance and improve the setting of the SAM on site, and make it accessible for enjoyment. Therefore it is considered that the masterplan proposals including the SANGS site are suitable and would offset impacts on the designated sites. Further, the protection, enhancement and on-going management of flora and fauna of biodiversity value on the Dorset Green site including the

provision of an ecology centre, would maximise opportunities for the enjoyment of these unique assets and ecological awareness/interpretation. Therefore in the long term there would be **positive effect** on this objective.

- It is considered that the development would have a **significant positive effect** in relation to improving employment opportunities in Purbeck in the short, medium and long term, whereas, the PDC SA only predicted positive effects. The DGTP would be supported by the proposed housing and other land uses such as the hotel and education as well as amenities and infrastructure which would help to attract a wider range of potential employment uses. The proposals will support the local economy by sustaining and diversifying the employment uses on DTGP and promoting tourism.
- We disagree that the proposed masterplan would have a negative effect on tourism. As mentioned above, the development will promote tourism through the provision of the hotel, the SANGS site which includes a visitor's centre and an ecology centre. Further, the development is likely to promote the countryside through these facilities as well as providing a recreation resource. Restoration and enhancements to the heathland including habitat creation are also proposed. The provision of green infrastructure and improvements to site infrastructure, including new roads, cycling and pedestrian routes and PRoW will also improve accessibility to the countryside. Therefore it is considered that the Development will have a **positive effect** on this objective in the medium to long-term.
- The development will be fully supported by a comprehensive Green Travel Plan which includes a range of measures to promote sustainable travel. The Dorset Green masterplan proposes to improve existing, and provide new local pedestrian, cycle and public transport links. A shuttle bus service is proposed between the Site, Wool and Wool railway station. This will enable existing residents within Wool to access local employment opportunities, reducing the need to commute further afield. It will also enable the new residents on site to access facilities and services in Wool and, via Wool railway station, further afield. The developer has also committed to financial contribution towards re-signalisation of Wool Station (including platform extension) to increase level crossing capacity. In addition, as the Development is relatively self-contained new residents and users of the site should be able to access basic services on foot or bicycle. It is also estimated that between 10% and 20% of the new residents on the site will work within the Development. Therefore overall it is anticipated that the masterplan would result in **significant positive effects** on in terms of access to services and facilities, reducing ht need to travel; and use of public transport in the long-term.
- The proposed masterplan provides the option of a new school on the site and well as higher education, training facilities and visitor centres. Therefore it is considered that the Development would have a **significant positive effect** in relation to *everyone access to learning, training, skills* in the long term.
- The PDC predicted negative effects on *Purbeck's unique landscape & townscape, & cultural & historical assets*. However, the masterplan proposals include design principles that would be sensitive towards the existing landscape and townscape (including views) in the vicinity of the Site. This includes the rural setting of the Site as well heritage assets, the Longcutts Farmhouse Grade II Listed building that surround the SANGS Site and the West Burton Farm Grade II Listed building that is located approximately 300m to the south of the Site. The masterplan proposals also include an opportunity to enhance the setting of the SAM as a feature. Therefore, **positive effects** are anticipated on this objective
- The SDC SA predicted negative effects on water consumption. However, a large masterplanned mixed use development presents the greatest opportunity to design and implement a comprehensive site wide water strategy including rainwater harvesting, greywater recycling and SuDS. ZBV has committed to achieving Code for Sustainable Homes level 5 which includes a mandatory requirement to achieve water consumption rates of 80 litres per person per day. Therefore it is anticipated that the development would have a **positive effect** on this objective.

PDC also considered the option of 400 – 1000 dwellings, employment, open space, park and ride, tourism uses, community facilities and primary school in Wool (W1000). Waterman has reviewed the SA of this potential allocation and, with the exception of the SA objective to protect and enhance

habitats and species, the SA is identical to that undertaken on the 400-600 dwelling option. In relation to protecting and enhancing species, it is stated that the Study entitled 'Implications of Additional Growth Scenarios for European Protected Sites' (Footprint Ecology, 2010) cautiously suggests that impacts could be mitigated by the SANGS put forward by the landowner as part of this proposal. Therefore, further investigation is required. However, the impact is still shown as negative across all timescales.

It should also be noted that, whilst the appraisal of the transport and access objective is identical, the impact has been represented in the SA table as a positive impact whereas the text suggests that it is a negative impact. It is assumed that this is an error although as described above, it is considered that the proposed masterplan would have a positive impact on the transport and access objective.

## **CONCLUSIONS**

It is concluded that the mixed use allocation at Dorset Green is a sustainable and appropriate option to deliver housing for the District, which will support the strategic employment allocation and be adequately mitigated through the SANGS proposals. It is considered that this is a reasonable alternative to the employment only allocation and should be reconsidered by PDC to ensure both the long term viability of the employment land at DGTP and to safe guard sufficient land to provide long term housing needs for the district.

## ANNEX 1: SA OF OPTIONS FOR DGTP

An appraisal of the existing and proposed employment allocation and Dorset Green masterplan has been undertaken against the sustainability objectives used in the SA of the emerging Purbeck District Council Core Strategy. The criteria used in the appraisal also followed the Council's methodology as set out below.

### Scoring of the Sustainability Objectives

Score Description	Symbol
Significant positive effect	++
Positive effect	+
Neutral effect	n
Negative effect	-
Significant negative effect	--
Not Applicable	N/A

The Sustainability Appraisal of the Do Nothing (Employment only Allocation) and Proposed Mixed Use Development

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employment Allocation	Proposed Mixed Use Allocation	Commentary
<p>Improve health and promote healthy lifestyles</p>	<ul style="list-style-type: none"> <li>• Does the policy/plan improve health?</li> <li>• Does the policy/plan reduce health inequalities?</li> <li>• Does the policy/plan promote healthy lifestyles, especially routine daily exercise?</li> <li>• Does the policy/plan promote the countryside as a recreation resource that is accessible to all?</li> <li>• Does the policy/plan encourage provision of outdoor recreation?</li> </ul>	<p>n</p>	<p>+</p>	<p>The do-nothing would result in no change to health or result in any improvement in healthy lifestyles.</p> <p>The provision of up to 700 dwellings is anticipated to result in an increased demand on healthcare facilities. The average patient list size per GP in the south west is 1,380 patients according to the NHS. The estimated population yield for the Development is estimated to be c.1,600 people and therefore this could generate demand for approximately one GP. According to NHS Choices, there are two GP practices accepting new patients within a 5km radius of the Dorset Green Site. These comprise The Wellbridge Practice, Wool Surgery (approximately 2.5km to the east of the Dorset Green Site) and Crossway Health Centre (approximately 5km to the west of the Dorset Green Site). A review of the existing health care facilities in the local area identified that Wellbridge Practice Wool Surgery has six GPs and is still accepting new patients. This means a capacity of 8,300 patients; this is relatively high for a population of 4,900 people estimated to be in the local area (based on 2010 data). Further, Crossway Health Centre is also accepting new patients. Therefore it is anticipated that the existing facilities could accommodate the new population from the Development. Notwithstanding this, the Development would be required provide contributions to improve health care facilities as part of S106 negotiations to offset demand. There is also potential to provide healthcare facilities on-site if required, depending upon future analysis of existing local healthcare provision and demand.</p> <p>The masterplan proposals include a network of green infrastructure, including a range of formal pitches and informal open space. In addition, the Development includes a Neighbourhood Area Equipped for Play (NEAP) and a Local Area Equipped for Play (LEAP). The provision of such recreational facilities could help to promote healthy lifestyles including daily exercise and would encourage outdoor recreation.</p> <p>The Development includes several proposals that may promote the countryside as a recreation resource and encourage recreational activities including the visitor centre and ecology centre located in the south west of the Dorset Green Site, restoration and enhancements to the heathland including habitat creation; the provision of green infrastructure and improvements to Site infrastructure including new roads and cycling and pedestrian routes that may improve accessibility to the countryside, and the SANGS proposals. Further the masterplan has been designed such that employment, services and facilities are within walking and cycling distance of the housing areas. These proposals will support and promote healthy lifestyles.</p> <p>In accordance with the assumptions made in the SA of the Core Strategy, overall a positive impact is predicted against this objective for the proposed masterplan.</p>
<p>Help make suitable housing available and</p>	<ul style="list-style-type: none"> <li>• Does the policy/plan help make suitable housing available and affordable for everyone?</li> </ul>	<p>n</p>	<p>++</p>	<p>The do nothing employment only option would provide no contribution to housing needs.</p> <p>The masterplan proposals include up to 700 dwellings, including affordable housing and low cost housing for local people. This would contribute to meeting the housing targets and the recognised shortfall of</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employment Allocation	Proposed Mixed Use Allocation	Commentary
affordable for everyone	<ul style="list-style-type: none"> <li>Does the policy/plan protect social housing from being "sold off" at a later date?</li> </ul>			affordable housing within the district. The homes will be of an appropriate mix of unit sizes to meet local needs.
Give everyone access to learning, training, skills & cultural events	<ul style="list-style-type: none"> <li>Does the policy/plan equip people for economic success?</li> <li>Does the policy/plan encourage personal development?</li> <li>Does the policy/plan increase engagement in cultural activities?</li> <li>Does the policy/plan raise educational achievement levels?</li> <li>Does the policy/plan help everyone acquire the skills need to find and remain in work?</li> </ul>	n	+	<p>The do nothing employment only option would not raise educational achievement levels, except perhaps on an individual basis through work training schemes (if provided).</p> <p>The masterplan proposals include educational facilities including provision of tertiary/research facilities and potentially a primary school. In addition, a community centre and ecology centre are proposed.</p> <p>The primary educational facilities should help to raise educational achievement levels and provide a local facility for the proposed residents. Alternately, if a primary school is not provided on-site, contributions would be made to support the existing schools in the local area to accommodate the demand from the development.</p> <p>The tertiary facilities should assist people to acquire skills to find work through the provision of vocational and training courses. The community centre and ecology centre should help people to engage in cultural activities. The Development also includes a conference centre which would provide training facilities.</p> <p>The development would increase demand on secondary school facilities. The closest secondary school is Bovington Middle School which has a trend of declining numbers of enrolment and which is proposed to be closed in 2013 with pupils transferred to Purbeck School. Purbeck School has capacity to accommodate both the additional demand from the proposed 700 dwellings and the transferred students. Any demand would be addressed through developer contributions.</p> <p>The developer is also committed to providing a construction training programme to promote local jobs during the construction programme and increasing skills / training in the local area.</p> <p>Overall the development is anticipated to have a positive effect on this objective.</p>
Reduce crime and fear of crime	<ul style="list-style-type: none"> <li>Does the policy/plan assist in the reduction of crime and fear of crime?</li> </ul>	n	+	<p>The do nothing is unlikely to result in any change to crime levels or fear of crime.</p> <p>With regard to the proposed mixed use development, this would animate the Dorset Green Site bringing in a residential population and additional employees and visitors to the site. Provision of a mix of uses would ensure that there is a presence on the Dorset Green Site 24 hours a day, helping to minimise crime through natural surveillance.</p> <p>The proposed provision of a network of green infrastructure including a range of formal pitches, informal open space, NEAP and LEAP space could contribute to addressing boredom from lack of facilities and as such would be anticipated to reduce crime and anti-social behaviour.</p> <p>The proposed development would be designed to Secured by Design standards.</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employment Allocation	Proposed Mixed Use Allocation	Commentary
Promote stronger, more vibrant communities	<ul style="list-style-type: none"> <li>Does the policy/plan help to foster mutual trust, self help and reduce the amount people need to travel away from their homes?</li> <li>Does the policy/plan contribute to resilience and community strength?</li> <li>Does the policy/plan contribute to more local expenditure on goods and services?</li> <li>Does the policy maintain and protect the local culture, traditions and civic pride?</li> <li>Does the policy/plan increase engagement in the local community?</li> </ul>	n	+	<p>The do nothing are unlikely to result in any change to community spirit since the employment site is removed from any existing community centre.</p> <p>A sustainable mixed use development offers the opportunity for residents to live, work and socialise in the same geographical area, thereby promoting a sense of community and improving wellbeing. The aim of the masterplan proposals is to create a new partly self-contained community where basic needs can be accessed on foot. This includes provision of shops, a community facility, recreational facilities and potentially a primary school. The provision of new social and community infrastructure, including a community centre and tertiary education facilities could increase engagement in the local community. Therefore the Development will be partly self-contained and basic local services would be easily accessible with the Dorset Green Site and in the surrounding settlements. This would promote expenditure on local goods and services.</p> <p>The Development is anticipated to increase local spend and economic activity during construction and once operational. This is due to additional temporary employment during the construction phase and permanent employment due to the provision of up to 40,000m<sup>2</sup> employment uses. Furthermore, the provision of 700 new dwellings would increase household spending.</p> <p>The developer has committed to using locally sourced materials and local workers where possible during the construction process.</p> <p>The process of preparing the masterplan proposals for Dorset Green have involved a comprehensive programme of public consultation events and formation of a working group with local elected representatives. It is anticipated that this programme would continue up to and during the preparation of the outline planning application and during the construction process.</p>
Improve employment opportunities in Purbeck	<ul style="list-style-type: none"> <li>Does the policy/plan help to provide job satisfaction?</li> <li>Does the policy/plan ensure high and stable levels of employment?</li> <li>Does the policy/plan stimulate economic activity in Purbeck?</li> <li>Does the policy/plan help sustain economic growth and competitiveness?</li> <li>Does the policy/plan facilitate diversification of the rural economy?</li> <li>Does the policy/plan</li> </ul>	-	++	<p>The existing DGTP site is remote from major population centres and the buildings are of moderate to poor quality, with aged stock with a predominance of 1950s/60s units. The do nothing scenario would result in employment being maintained on the DGTP site although, as described earlier, it is anticipated that this is not sustainable in the medium to long term. If suitable occupiers could not be identified in the long term, then employment provision on the DGTP site would continue to decline.</p> <p>The masterplan proposals include the provision of approximately 40,000m<sup>2</sup> employment uses. This employment land is anticipated to include the high value of sectors of research and development, manufacture of machinery and equipment and the manufacture of rubber and plastic products. There is already evidence of high quality employers on the DGTP site including Qinetiq and Serco demonstrating the potential for clustering around high technology sectors. Furthermore, the Development proposals include hotel space and a visitor centre as well as heathland restoration and habitat creation. These land uses could contribute to strengthening the established role of tourism in the district. As such, the Development is anticipated to contribute toward high and stable levels of employment and strengthen the existing tourist facilities in the district.</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
	facilitate promote home-working and live-work units? <ul style="list-style-type: none"> <li>Does the policy/plan combine economic enterprise with countryside management and conservation objectives?</li> <li>Does the policy/plan recognise Purbeck's uniqueness and potential as a centre of excellence for countryside management?</li> </ul>			<p>The employment allocation would be supported by the proposed housing and other land uses such as the hotel and education facilities as well as amenities and infrastructure which would help to attract a wider range of potential employment uses to the Dorset Green Site. This approach would ensure that housing is provided close to major employment allocations and ensure the viability and vibrancy of both employment uses and the new residential area.</p> <p>The Development proposals include measures that would recognise and enhance the rural setting of the Dorset Green Site, such as heathland restoration and habitat creation and provision of the visitor centre and ecology centre. These could contribute towards recognising Purbeck's uniqueness and potential as a centre of excellence for countryside management.</p>
Reduce poverty and help everyone afford a good standard of living	<ul style="list-style-type: none"> <li>Does the policy/plan help to reduce cash costs such as need to travel, high housing costs and so on?</li> <li>Does the policy/plan level up cash incomes?</li> <li>Does the policy/plan acknowledge the problem of hidden rural deprivation?</li> </ul>	n	+	<p>The do nothing scenario would make no contribution to this objective and may result in increased costs since people would be required to travel to the Dorset Green Site due to its location away from any existing community. In addition, if employment uses were to decline, this would require a higher level of out-commuting from the District.</p> <p>The masterplan proposals include a mix of residential and employment land as well as the provision of ancillary retail provision and community and recreational facilities. This should ensure that the Development is partly self-contained and basic services can be accessed on foot. In addition, the Development is anticipated to provide affordable dwellings and low cost housing for local people. Furthermore, the Development is expected to incorporate sustainable design principles that could reduce the buildings demand on energy and water resources and therefore associated costs of such resources to householders and businesses.</p>
Harness the economic potential of tourism in a sustainable way	<ul style="list-style-type: none"> <li>Does the policy/plan harness opportunities to promote sustainable tourism?</li> <li>Does the policy/plan support local tourist business, either directly or indirectly?</li> <li>Does the policy/plan promote additional tourist accommodation?</li> <li>Does the policy/plan assist in the protection of coast against erosion?</li> <li>Does the policy/plan minimise human intervention in the evolution of coastal processes?</li> </ul>	n	+	<p>The do nothing scenario would make no contribution to this objective.</p> <p>The masterplan proposals include hotel space and a visitor centre. These land uses could contribute to strengthening the established role of tourism in the district. In addition, the Development proposals include sustainable measures such as heath restoration, habitat creation and provision of the visitor centre and ecology centre. These could contribute towards recognising Purbeck's uniqueness and potential as a centre of excellence for countryside management and promoting tourism.</p> <p>The Development is located approximately 2.6km to the north east of the Purbeck Heritage Coast designation and is therefore unlikely to have any significant effect on the coast.</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
	<ul style="list-style-type: none"> <li>• Does the policy/plan conserve and enhance the natural and historic heritage of the coast?</li> <li>• Does the policy/plan promote the economic value of the coast for the local community?</li> </ul>			
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	<ul style="list-style-type: none"> <li>• Does the policy/plan help everyone get access to what they need, while reducing environmental damage?</li> <li>• Does the policy/plan reduce the need to travel by car?</li> <li>• Does the policy/plan make public transport, cycling and walking easier and more attractive?</li> <li>• Does the policy/plan improve accessibility to basic services?</li> <li>• Does the policy/plan recognise that car travel may be the only realistic option for many people?</li> </ul>	-	++	<p>The do nothing scenario is likely to have a negative effect on this objective because there are currently no buses that service the Dorset Green Site. There are also currently no dedicated cycle routes on the Dorset Green Site; however the Purbeck District Council's Cycle Route No.4, Brantspuddle – East &amp; West Holme - Wool runs to the north of the Dorset Green Site, beyond the railway. There are therefore limited alternatives to car travel for employees accessing the Dorset Green Site. Whilst the do nothing scenario may result in new development, the individual developers are unlikely to be able to provide sufficient funding for new sustainable transport infrastructure.</p> <p>The masterplan proposals would improve existing and provide new local pedestrian, cycle and public transport links. A shuttle bus service is proposed between the Site, Wool and Wool railway station. This will enable existing residents within Wool to access local employment opportunities, reducing the need to commute further afield. It will also enable the new residents on-site to access facilities and services in Wool and, via Wool railway station, further afield. Bus services will also access the Dorset Green Site. A number of additional transport measures will also be provided as part of a comprehensive Green Travel Plan including electric car clubs. The developer has also committed to provide Financial contribution towards re-signalisation of Wool Station (including platform extension) to increase level crossing capacity.</p> <p>In addition, as the Development is relatively self-contained new residents and users of the Site should be able to access basic services on foot or bicycle. It is also likely that some residents on the Dorset Green Site will work within the Development.</p>
Reduce vulnerability to flooding and sea level rise and plan for climate change	<ul style="list-style-type: none"> <li>• Does the policy/plan reduce vulnerability to flooding, sea level rise, coastal erosion and instability?</li> <li>• Does the policy/plan indicate areas at risk from fluvial or coastal flooding?</li> <li>• Does the policy/plan protect flood defences and related infrastructure?</li> <li>• Does the policy/plan reduce vulnerability to an increase in</li> </ul>	n	+	<p>The River Win flows through the central area of the main Dorset Green Site in a north easterly direction. The Environment Agency (EA) online flood maps indicate that the two flow paths in the central area of the main Dorset Green Site and the SANGS area are located within Flood Zone 2 and 3, with the remainder of the Dorset Green Site being within a Flood Zone 1. However, the EA modelling was carried out using low sensitivity flood models and the EA has confirmed that this is not appropriate for the purposes of a site specific assessment of flood risk. Hydraulic modelling of the River Win has therefore been undertaken by Waterman and this shows that only a small area in the south of the Site and the river channel itself would be subject to flooding during a 1 in 100 year event including an allowance for climate change. Our hydraulic model has been approved by the Environment Agency, who proposes to adopt the flood mapping as the best available data and amend their Flood Zone Maps accordingly.</p> <p>The development proposals exclude new built development from the 1 in 100 year plus climate change</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
	fuel prices? • Does the policy/plan encourage “going local” through encouraging local farmers and local food production? • Does the policy/plan strengthen links between “wild” areas? • Does the policy/plan support farmers’ sustainable stewardship of rural land? • Does the policy/plan take into account possible impacts of climate change?			<p>flood zone. A Flood Risk Assessment (FRA) would be undertaken for the Dorset Green Site proposals, in accordance with Planning Policy Statement (PPS) 25 Flood Risk Assessment (FRA) that would include the specification of a surface water drainage strategy for the Development Site. The masterplan would include a range of sustainable drainage features including large scale balancing ponds, swales and a wetland providing amenity and biodiversity benefits, in addition to reducing the peak rate of runoff. For outline design purposes, discharge would be restricted to the 1 in 100 year Greenfield rate for undeveloped land and be reduced by 10% from previously developed areas.</p> <p>The SuDS measures would be incorporated into the network of multi-functional Green Infrastructure provided across the Dorset Green Site and would provide linkages between water courses and off site habitats. The Dorset Green Site is located within a rural location and includes the Winfrith Heath SSSI, as well as being located adjacent to the Dorset AONB. The proposed provision of Green Infrastructure would strengthen links to this rural setting and heathland.</p> <p>Allotments are proposed within the masterplan to encourage local food production.</p> <p>Under the do nothing scenario, there would be no change to the existing site drainage infrastructure but it is assumed that the existing commercial properties have been appropriately protected against flooding or would not be seriously impacted by such flooding. However, only new developments of greater than 1ha or within Flood Zone 2 and 3 would be subject to a flood risk assessment in accordance with current guidance and would therefore be required to adopt suitable mitigation.</p>
Protect and enhance habitats and species	• Does the policy/plan protect and enhance habitats and species? • Does the policy/plan encourage additional public open space? • Does the policy/plan avoid development near heathland? • Does the policy/plan recognise and seek to protect and enhance strategic wildlife corridors?	n	+	<p>The Site is located within a rural setting and includes the Winfrith Heath Site of Special Scientific Interest (SSSI) which also forms part of the Dorset Heathlands Special Protection Area (SPA) and Dorset Heaths Special Area of Conservation (SAC). In addition, the south-western corner of the Development lies adjacent to the Dorset Area of Outstanding Natural Beauty (AONB).</p> <p>Under the do nothing scenario, there would be no change to biodiversity within to the Dorset Green Site although there may be increased pressure on the designated sites, as new employees are likely to use these areas for lunch-time or after work recreation. However, a new employer may introduce some biodiversity improvements to the Dorset Green Site.</p> <p>The masterplan proposals includes a network of multifunctional Green Infrastructure including sustainable drainage and extensive habitat preservation measures and the creation of new habitats that a network of green infrastructure including sustainable drainage features, heath restoration, and preservation of existing trees and hedgerows.</p> <p>Due to the Dorset Green Site’s proximity to designated heathland, the Development proposals include heathland restoration measures and a 21ha SANGS site. The SANGS site proposals include: new woodland copses, wetland and pond areas, riverine enhancements to River Win, and acid grassland areas. One of these areas would provide a dedicated space for dog walkers with ‘off the lead provision.</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
				<p>The proposals also include for protection and enhancement of existing tree areas and hedgerows. A number of footpaths will be provided within the SANGS Site, linking this area to the main Dorset Green Site. This would include a circular path which passes through new woodland and wetland areas to provide a variety of experiences and encourage walking and recreational activity within the SANGS Site. The paths would be designed to be low key and kept well clear of vegetation to provide a safe walking route with minimal disturbance to the habitats. A visitors' centre would also be provided in the south east of the SANGS Site, along with a small car park with easy access off the A352. The proposed SANGS site significantly exceeds the minimum size requirements for SANGS. Natural England guidelines require a minimum of 8 hectares per 1000 new residents, using the national average of 2.4 people per household. The site will also serve existing residents of East Knighton, Winfrith Newburgh and Wool, allowing more convenient access to alternative areas of open space and thus encouraging them away from the heaths.</p> <p>The protection, enhancement and on-going management of flora and fauna of biodiversity value on the Dorset Green Site including the provision of an ecology centre, would maximise opportunities for the enjoyment of these unique assets and ecological awareness/interpretation. The developer is committed to providing on-going funding to support the long term management of the SANGS area.</p>
Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets	<ul style="list-style-type: none"> <li>• Does the policy/plan promote the conservation and wise use of land?</li> <li>• Does the policy/plan protect and enhance the existing landscape and townscape?</li> <li>• Does the policy/plan value and protect distinctiveness and increase resilience to external change?</li> <li>• Does the policy/plan maintain and enhance cultural and historical assets?</li> <li>• Does the policy/plan ensure appropriate land use in relation to soil and geology?</li> </ul>	n	+	<p>There are 47 recorded designated heritage assets that have been identified within a 1.5km radius of the Dorset Green Site, including 11 Scheduled Monuments and 36 Grade II Listed Buildings. In addition, a further 7 separate non-designated Heritage assets have been identified within a 1.5km radius. One Scheduled Monument, Bowl Barrow SM 29044 is located within the south-east of the main Dorset Green Site</p> <p>The do nothing scenario would not create a high quality built environment as the buildings on-site would continue to fall into a state of disrepair and it is likely that only piece meal redevelopment of the employment area would occur. Further, it is considered that the do nothing option may not allow sufficient control over the quality of the built environment, as small scale / piece meal development may not allow planning controls to significantly influence the design of buildings.</p> <p>The masterplan proposals include design principles that would be sensitive towards the existing landscape and townscape (including views) in the vicinity of the Site. This includes the rural setting of the Site as well heritage assets, the Longcutts Farmhouse Grade II Listed building that surround the SANGS Site and the West Burton Farm Grade II Listed building that is located approximately 300m to the south of the Site.</p> <p>A new mixed use masterplanned settlement of this scale also allows infrastructure and buildings to respond to and complement the local context, and to the construction of buildings that are of the latest standards of high quality design. The proposals would also enhance and improve the setting of the SAM on-site, safeguarding this in public open space and make it accessible for enjoyment. The protection and enhancement of the existing biodiversity assets is also in accordance with this objective.</p>
Reduce water consumption	<ul style="list-style-type: none"> <li>• Does the policy/plan keep water consumption to a</li> </ul>	n	+	Under a do nothing scenario, there would be no improvement in water consumption since the existing infrastructure would be retained, however it is likely that the new buildings would incorporate some

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
	minimum? • Does the policy/plan have the potential to achieve sustainable water resources management?			<p>sustainable water fixtures and fittings.</p> <p>The masterplan proposals are expected to incorporate sustainable design principles that could reduce the buildings' demand on water resources.</p> <p>As acknowledged within the SA of the Core Strategy, any development results in an inevitable increase in resource use. However, a large masterplanned mixed use development presents the greatest opportunity to design and implement a comprehensive site wide water strategy, thereby managing increased pressures on water resources and minimising demand.</p> <p>ZBV has committed to achieving Code for Sustainable Homes level 5 as a minimum which includes a mandatory requirement to achieve water consumption rates of 80 litres per person per day. The comprehensive site wide water strategy would achieve this requirement, by the use of, for instance water efficient fittings and fixtures, rainwater harvesting and re-use in non-potable uses such as WCs as well as grey water recycling.</p>
Reduce waste and minimise energy consumption and greenhouse gas emissions	<ul style="list-style-type: none"> <li>• Does the policy/plan include renewable energy production and energy efficient technologies or ways to design out the need to use energy?</li> <li>• Does the policy/plan minimise consumption and extraction of minerals?</li> <li>• Does the policy/plan help the waste hierarchy by avoiding creating waste at source?</li> <li>• Does the policy/plan protect internationally and nationally designated areas from adverse effects of renewable energy?</li> <li>• Does the policy/plan maximise benefits to local communities from renewable energy projects?</li> </ul>	n	++	<p>Under the do nothing scenario any new building would need to meet current building regulations as associated energy efficiency measures.</p> <p>A planning application for the development of the Dorset Green Low Carbon Energy Facility (LowCEF) was submitted by New Earth Energy (NEE) and was granted permission in 2011. This facility located within the north-west of the main Dorset Green Site incorporates a renewable and low carbon energy generation plant comprising advanced thermal conversion technology to generate electricity and heat using feedstock derived from non-hazardous waste and biomass.</p> <p>Under the masterplan scenario, it is proposed that the residential and non-residential elements would achieve net zero carbon emissions using the LowCEF plus other design and technology to reduce energy consumption. Such design and technology measures would include consideration of orientation, solar shading, implementation of grey water heat recovery and 100% energy efficient light fittings. As the LowCEF is not 100% carbon neutral, additional sources of renewable energy would also be used on-site including photovoltaic panels to generate electricity. Therefore the development can feasibly achieve a net zero carbon emissions.</p> <p>A Site Waste Management Plan (SWMP) would ensure that waste would be minimised and where appropriate recycled during the construction of the Development. ZBV is committed to diverting 90% non-hazardous demolition and construction waste from landfill. In addition, the Development would include recycling facilities in accordance with BREEAM and Code requirements.</p> <p>The masterplan proposals would be supported by a site wide operational waste strategy to reduce waste, maximise recycling and to enable non-recyclable waste to be transfer to the on-site Biomass plant.</p> <p>Therefore the mixed use allocation is anticipated to have a significant positive effect on this objective in</p>

SA Objective (Stage A4)	Guide questions/Decision making criteria	Do Nothing Employ- ment Allocation	Proposed Mixed Use Allocation	Commentary
				the long term.
Minimise land, water, air, light, and noise pollution	<ul style="list-style-type: none"> <li>• Does the policy/plan protect from land, water, air, light, &amp; noise pollution?</li> <li>• Does it improve existing pollution problems?</li> <li>• Does the policy/plan encourage re-use and remediation of contaminated land?</li> <li>• Does the policy/plan have the potential to improve water and groundwater quality?</li> <li>• Does the policy/plan have the potential to improve air quality?</li> </ul>	-	+	<p>The Development has included the decommissioning, decontaminating and demolition of the DGTP that is on the Site.</p> <p>Under the do nothing scenario, existing facilities would continue to be used. As these become older, they may be less efficient at pollution control - for example, cracked concrete or drains allowing spillages to enter the ground. Under a do nothing scenario, it is likely that remediation, if required, would be undertaken on a piecemeal basis. New premises would also be required to have appropriate pollution prevention technologies in place. However, such redevelopment is unlikely to be able to support significant infrastructure upgrades and therefore cycle paths/bus routes are unlikely to be funded whilst traffic generation is likely to increase. This would result in air quality impacts.</p> <p>With regard to the masterplan proposals, a comprehensive remediation strategy would be implemented, as required, and measures would be incorporated to mitigate against noise, air quality, water or light pollution.</p> <p>Although levels of traffic within the District are likely to increase with the mixed use redevelopment of the Dorset Green Site when compared to the do nothing scenario, the close proximity of homes to services and employment as part of a mixed use redevelopment would encourage the use of more sustainable forms of transport including walking, cycling and public transport, thereby preventing increases in pollutant and greenhouse gas emission levels generated by a new development. Improvements in local infrastructure, which could be funded (in part) by a scheme of this size, would also relieve congestion, especially if further supported by public transport improvements. Such transport improvements would be secured as part of any planning application. Therefore any new development would be supported by improvements in sustainable transport modes thereby helping to reduce air pollution.</p>

## ANNEX 2: COMPARATIVE APPRAISAL OF DGTP AND COMPARISON WITH OTHER PROPOSED STRATEGIC SITES IN DORSET

The following appraisal provides a comparative matrix of the sustainability implications of the site proposals for the Dorset Green masterplan and the Core Strategy settlement extensions that were considered as part of the 2010 Where Shall We Build in Purbeck public consultation including the following sites:

- Bere Regis;
- Bovington and Wool;
- Wareham;
- Lychett Matravers; and
- Swanage.

The appraisal for the above settlement extensions is taken from Appendix 8 of the 2010 SA.

The settlements are scored against these objectives uses a 6-point scale as set out below.

### Scoring of the Sustainability Objectives

Score Description	Symbol
Significant positive effect	++
Positive effect	+
Neutral effect	n
Negative effect	-
Significant negative effect	--
Not Applicable	N/A

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
Improve health and promote healthy lifestyles	+	+	+	+	+	+	<p>The Dorset Green Site is considered to have the same overall Sustainability Appraisal rating as the other potential settlement extension sites in Purbeck. However, it should be noted that the Dorset Green masterplan includes extensive proposals for green infrastructure, formal pitches, open space, Neighbourhood Area Equipped for Play (NEAP) and Local Area Equipped for Play Space (LEAP) and other recreational opportunities that would promote a healthy lifestyle. Further, a number of services and facilities and employment opportunities would be provided within walking and cycling distance from the proposed housing area, which would also promote a healthy lifestyle.</p> <p>Any localised construction-related health impacts at the Dorset Green Site would be managed through the use of an Environmental Management Plan (EMP). As such, impacts to health would be minimised to residents in nearby settlements and residents of the new development that occupy the early phases of the proposed Development.</p>
Help make suitable housing available and affordable for everyone	++	+	+	+	+	+	<p>The Dorset Green proposals would have a <b>significant positive effect</b> on the housing objectives for future housing needs within the district.</p> <p>The Dorset Green proposals would help to address affordable housing issues and deliver houses for local people.</p> <p>Development proposals at Bere Regis and Lytchett Matravers are located in inland rural locations that are comparable to the Dorset Green Site. The Bere Regis, Lytchett Matravers and Dorset Green sites could equally be seen to not meet the housing needs in the areas under the greatest pressure such as communities along the coast. However, affordable housing provision on these sites would not preclude affordable housing being provided in other locations.</p> <p>Furthermore, the Dorset Green proposals include high quality employment uses and community space that would reduce the need to travel by car, reducing journey lengths for new residents and residents in the surrounding settlements who</p>

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
							would have access to new facilities.
Give everyone access to learning, training, skills & cultural events	+	n	+	+	+	+	The Dorset Green masterplan provides the option of a new school on the site as well as higher education and training facilities. Furthermore, the development will provide access to recreational facilities.  With the exception of Bere Regis Site E, the other settlement extension sites are for either housing or employment. As such, the provision of educational facilities at the Dorset Green Site would have a beneficial effect on this SA Objective.
Reduce crime and fear of crime	+	n	n	n	n	n	It is considered that the proposed mixed use development at Dorset Green would animate the site bringing in residential population and additional employees and visitors to the Site. Provision of a mix of uses would ensure that there is a presence on the site 24 hours a day, helping to minimise crime through natural surveillance.  The Dorset Green masterplan proposes the provision of a network of green infrastructure including a range of formal pitches, informal open space, NEAP and LEAP space could contribute to addressing boredom from lack of facilities and as such would be anticipated to reduce crime and anti-social behaviour.  The development would also be designed to Secured by Design standards.  As such, it is considered that the Dorset Green site would have a <b>positive effect on this objective.</b>
Promote stronger, more vibrant communities	+	+	+	+	+	+	Overall, the Dorset Green proposals have been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. This is due to the sustainable mix of uses outlined in the masterplan proposals that offers the opportunity for residents to live, work and socialise in the same geographical area.  Mitigation measures proposed for other settlements extension sites e.g. 'requiring development proposals to engage in pre-application discussions with the local community with regard

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
							the design and content of employment' have already been fulfilled in the proposals for the Dorset Green Site and are envisaged to progress throughout the design and construction process.
Improve employment opportunities in Purbeck	++	+	+	+	+	+	<p>The Dorset Green proposals include the provision of high quality employment space as well as the provision of a hotel, visitor centre and ecology centre that would support the local economy and provide a variety of additional employment opportunities.</p> <p>DGTP is Purbeck's largest employment area and has been identified as the only site in the sub-region with the scale and quality of land to cater for high technology sectors including research and development, health and other services. Encouraging high quality employment land on the Dorset Green Site shows the potential for clustering around high technology sectors.</p> <p>The employment allocation would be supported by the proposed housing and other land uses such as the hotel and education as well as amenities and infrastructure as part of a masterplanned mixed use community which would help to attract a wider range of potential employment uses to the Dorset Green Site.</p>
Reduce poverty and help everyone afford a good standard of living	+	+	+	+	+	+	<p>The Dorset Green Site is considered to have an identical Sustainability Appraisal rating to the other potential settlement extension sites in Purbeck.</p> <p>Development at Dorset Green would provide a range of employment, education and training opportunities for local people. The mixed use masterplan at Dorset Green would provide housing in a location next to employment meaning people can walk or cycle to work, further reducing the cost of living.</p> <p>In addition, housing at the Dorset Green Site would be designed to high sustainability standards reducing the cost of heating, power and water and therefore the cost of living. This includes delivering 'zero carbon' homes.</p>

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
Harness the economic potential of tourism in a sustainable way	+	n	n	n	n	n	<p>The Dorset Green proposals include the provision of a hotel, visitor centre and ecology centre which should generate benefits in relation to the tourism economy Thereby having a <b>positive effect</b> on this objective.</p> <p>The Dorset Green proposals include several measures to mitigate against the potential negative effects resulting from increased population pressures on the nearby designated sites. The SANGS proposals for Dorset Green are of a high quality, available and viable alternatives to the Dorset Heathlands.</p> <p>In comparison, the other potential settlement extensions in the District are appraised by PDC to have a neutral effect with respect to the tourism economy. This is despite there being no specific SANG locations or details for the other settlement extensions, as identified in the Habitats Regulation Assessment of the Core Strategy.</p>
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	++	n	n	+	n / + (Site C)	+ (Site A & B) n (Site C & D)	<p>The other proposed settlement extensions are assessed as having either a neutral or positive rating for this SA Objective. This is based on the accessibility of services and the potential of the sites to improve the viability of public transport provision and other key services and facilities. Dorset Green has been designed such that new residents and users of the Site should be able to access basic services on foot or bicycle. It is also likely that a proportion of residents on the Dorset Green Site will work within the Development. The Dorset Green proposals would also help to serve the nearby settlements.</p> <p>Dorset Green is Purbeck's largest employment space and therefore it is considered sustainable to provide housing within walking and cycling distance.</p> <p>The Dorset Green proposals have the potential as with any development site, to increase traffic generation. However, the Dorset Green proposals include a number of sustainable travel measures including improvements to existing, and provision of new local pedestrian, cycle and public transport links. A shuttle bus service is proposed between the Site, Wool and Wool railway station. This will enable existing residents within Wool to access local employment opportunities, reducing the need to</p>

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
							commute further afield. It will also enable the new residents on-site to access facilities and services in Wool and, via Wool railway station, further afield. Bus services will also access the Dorset Green Site. A number of additional transport measures will also be provided as part of a comprehensive Green Travel Plan including electric car clubs. The developer has also committed to providing a financial contribution towards re-signalisation of Wool Station (including platform extension) to increase level crossing capacity. New cycle routes will be provided within the Dorset Green Site and to local centres including Wool and Bovington Camp and Crossways.
Reduce vulnerability to flooding and sea level rise and plan for climate change	+	n	n	n	n	n	Hydraulic modelling of the River Win has been undertaken and shows that only a small area in the south of the Dorset Green Site and the river channel itself would be subject to flooding during a 1 in 100 year event including an allowance for climate change. Further the Dorset Green proposals include a sustainable drainage strategy which includes an attenuation pond, swales and a wetland area. The surface water strategy incorporates large scale balancing ponds, swales and wetland providing amenity and biodiversity benefits, in addition to reducing the peak rate of runoff. For outline design purposes, discharge would be restricted to the 1 in 100 year Greenfield rate for undeveloped land and reduced by 10% from previously developed areas. Therefore this will improve the drainage on the existing employment area, resulting in an overall <b>positive effect</b> .
Protect and enhance habitats and species	+	n	n	n	n	n	The other settlement extension sites have been deemed to have a neutral effect on protecting and enhancing habitats and species. The scoring against this objective is dependent on the location of the new development and mitigation measures which are incorporated into development proposals.  Dorset Green proposals include several measures to increase the attractiveness of the Site and ensure an overall net increase in biodiversity. This includes the creation of a SANGS site and new habitats such as:

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
							<p>New woodland copses; Wetland and pond areas; Riverine enhancements to River Win; Acid grassland areas; Network of green infrastructure; Heath restoration; and Preservation of existing trees and hedgerows.</p> <p>The proposed SANGS site significantly exceeds the minimum size requirements for SANGS. Natural England guidelines require a minimum of 8 hectares per 1000 new residents, using the national average of 2.4 people per household. The site will also serve existing residents of East Knighton, Winfrith Newburgh and Wool, allowing more convenient access to alternative areas of open space and thus encouraging them away from the heaths.</p> <p>The 2011 HRA has recognised that further appropriate assessment work is required to identify SANGS provision around Wareham and Swanage.</p>
Protect and enhance Purbeck's unique landscape and townscape, & cultural and historical assets	+	n	n	n	n	<p>-- (Site A) - (Site B &amp; C) n (Site D)</p>	<p>The other settlement extension sites with the exception of Swanage have been deemed to have a neutral effect in regard to this SA Objective. This is dependent on these sites incorporating mitigation measures through the Development Management process and the promotion of high quality sensitive design.</p> <p>The Dorset Green masterplan proposes design principles that would be sensitive to the existing landscape and townscape (including views) in the vicinity of the Site. Furthermore, a mixed use settlement of this scale would allow infrastructure and buildings to respond to and compliment the local context, and to the construction of buildings that of the latest standards of high quality design.</p> <p>The existing SAM on the site is set aside in public open space. The proposals would therefore enhance and improve the setting of the SAM on-site, safeguarding this in public open</p>

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
							space and make it accessible for enjoyment and interpretation. As such, the Dorset Green Site includes mitigation and enhancement measures. It is therefore considered that the Dorset Green could be seen to provide <b>positive effects</b> .
Reduce water consumption	+	-	-	-	-	-	As acknowledged within the SA of the Core Strategy, that any development results in an inevitable increase in resource use and therefore a negative effect has been appraised for all the other potential allocations.  However, the Dorset Green master plan proposes a large mixed use development that would present the greatest opportunity to design and implement a comprehensive site wide water strategy, thereby managing increased pressures on water resources and minimising demand. The water strategy proposed in the Dorset Green masterplan would include rainwater harvesting, greywater recycling and SuDS. Development at Dorset Green is committed to achieving Code for Sustainable Homes level 5 which includes a mandatory requirement to achieve water consumption rates of 80 litres per person per day. The comprehensive site wide water strategy would achieve this requirement, by the use of, for instance water efficient fittings and fixtures, rainwater harvesting and re-use in non-potable uses such as WCs as well as grey water recycling.  It is therefore considered that the Dorset Green proposals would help to reduce future water consumption associated with new housing in the District and it would therefore perform better than the other sites.
Reduce waste and minimise energy consumption and greenhouse gas emissions	++	-	-	-	-	-	The Dorset Green Development proposals are committed to reducing waste and minimising energy consumption and greenhouse gas emissions. For example the Development is proposed to be 'zero carbon' and includes connection to the Dorset Green Low Carbon Energy Facility (LowCEF).  Therefore the Dorset Green proposals would perform significantly better than other sites.

SA Objective	Dorset Green (Housing, Employment, Education and Recreation Land)	Bere Regis (Housing, Employment, School)	Bovington and Wool (Housing)	Wareham (Housing)	Lytchett Matravers (Housing)	Swanage (Housing)	Commentary
Minimise land, water, air, light, and noise pollution	+	-	-	-	-	-	<p>Mitigation measures that have been proposed to minimise the land, water, air, light and noise pollution on the Dorset Green Site include;</p> <ul style="list-style-type: none"> <li>• A SWMP that would minimise detrimental effects in the short-term construction period;</li> <li>• A comprehensive remediation strategy to address any potential contaminated land; and</li> <li>• Encouraging sustainable transport methods through a mixed use master plan that maximises self-containment, improvements to local infrastructure and improvements to the existing public transport services.</li> </ul>

### ANNEX 3: PURBECK DISTRICT COUNCIL CORE STRATEGY 2011 SUSTAINABILITY APPRAISAL (APPENDIX 6) REBUTTAL

#### (W600: DORSET GREEN, WOOL: 400 – 600 DWELLINGS, EMPLOYMENT AND OPEN SPACE)

The appraisal set out below, provides commentary on the SA of the potential allocation for 400-600 dwellings at Dorset Green. The criteria used in the appraisal followed the Council's methodology as set out below.

#### Scoring of the Sustainability Objectives

Score Description	Symbol
Significant positive effect	++
Positive effect	+
Neutral effect	n
Negative effect	-
Significant negative effect	--
Not Applicable	N/A

SDC SA				ZBV (Winfrith) Ltd	
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
<p>Improve health, &amp; promote healthy lifestyles?</p>	-	+	+	<p><i>In the short term development expected to generate localised negative effects with respect to the health and well-being of existing residents during construction. These effects are likely to be primarily related to increases in noise, dust and emissions associated with on-site works and HGV movements. With specific regard to potential air quality issues, it is noted that there are no currently designated Air Quality Management Areas (AQMAs) within the District on which cumulative air quality effects may be felt. There may also be pressure on existing healthcare facilities in Wool. Additional facilities may be needed.</i></p> <p><i>In the medium and long term there is a risk that new residential development could put existing health care facilities and services under increasing pressure as the population increases. However, new development may equally support the retention and expansion of some community and health care facilities and services. Affordable housing associated with new residential development is likely to be located in close proximity to existing services and facilities thereby helping to address health inequalities by increasing accessibility for those without a car.</i></p> <p><i>A sustainable transport strategy should reduce the need to travel by car and is likely to promote walking and cycling, enhancing the health and well-being of prospective residents. Open space facilities will support the health and wellbeing of new and existing residents.</i></p> <p><i>Overall, this policy is considered to have short term negative effect in relation to improving health as a result of localised construction-related health impacts. In the medium to long term, the policy is expected to generate positive effects due to the potential for new development to support existing services and facilities and promote healthier lifestyles amongst prospective residents. In light of the scale of development proposed, the positive and negative effects identified are not expected to be significant.</i></p> <p><i>Mitigation measures would include:</i></p> <ul style="list-style-type: none"> <li><i>Provision of additional healthcare facilities in Wool.</i></li> </ul>	<p>Any development site has the potential to generate short term temporary localised negative effects in respect of nuisance, air quality and noise effects. These effects would be managed through the use of an Environmental Management Plan incorporating a monitoring and auditing requirement. This is standard practice for major construction sites. The development would adopt best practice measures to protect existing residents in nearby settlements but also residents of the new development occupy the site whilst later phases are being constructed.</p> <p>As stated in Table 1, it is anticipated that the existing health care facilities in the local area could accommodate demand. However, if required the Development could provide contributions to improve facilities in Wool or additional provisions could be made on-site, subject to a need being identified.</p> <p>The Development proposals are fully supported by a Green Travel Plan which includes provision of bus services to provide links between Dorset Green, Wool and Wool Station. The masterplan for the development includes a network of pedestrian and cycle routes which link the proposed housing areas with the employment and other uses on the site as well as recreation facilities and areas. The proposals provide employment and services and facilities within walking and cycling distance from the housing areas.</p> <p>Further, the masterplan proposals include a network of green infrastructure, including a range of formal pitches and informal open space and recreational and sports provision. The Development also includes several proposals that may promote the countryside as a recreation resource. The provision of such facilities would help to promote healthy lifestyles including daily exercise and would encourage outdoor recreation.</p>

SDC SA				ZBV (Winfrith) Ltd	
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
Help make suitable housing available and affordable for everyone?	++	++	++	<p><i>This option would provide a range of housing types and sizes including affordable homes, improving living standards for some households. This option would help meet housing needs. However, this option would be likely to concentrate a large amount of affordable housing in one part of the District, rather than distributing affordable housing provision to the specific areas where there is a local need. This may have implications for additional car trips.</i></p> <p><i>Overall, this policy scores highly in the medium and longer term houses would undoubtedly meet housing need. However, the additional housing would be concentrated in a single inland rural location rather than meet the housing needs of areas under greatest pressure such as communities along the coast.</i></p> <p><i>Mitigation measures would include:</i></p> <ul style="list-style-type: none"> <li>• <i>Improve connectivity and links with neighbouring settlements.</i></li> <li>• <i>Aim to maximise provision of affordable housing including different types of affordable housing.</i></li> </ul>	<p>It is agreed that the Dorset Green proposals would have a significant positive effect on the housing objectives. Whilst the proposals would help to address affordable housing issues and deliver houses for local people, this would not preclude affordable housing being provided in other locations within the district. It should also be noted that the Core Strategy proposes a number of small scale sites which may not be feasible to deliver affordable housing. Therefore allocation of larger strategic sites would ensure that the affordable housing targets can be achieved.</p> <p>The masterplan proposals for Dorset Green and the Green Travel Plan include improved pedestrian and cycle routes and the provision of bus services thereby improving links with neighbouring settlements. In addition, housing would be provided alongside employment uses and community facilities thereby reducing the need to travel by car, reducing journey lengths for new residents and residents in the surrounding settlements who would have access to new facilities.</p>
Give everyone access to learning, training, skills & cultural events?	n	+	+	<p><i>The scale of new development proposed may require the provision of new educational facilities in Wool. The concentration of new development will increase the accessibility of existing educational facilities and cultural events for prospective residents and could make them more viable. This will have a positive effect in relation to this objective over the medium to long term.</i></p> <p><i>Overall, this policy is expected to have a minor positive effect on this objective in the medium to long term.</i></p> <p><i>No mitigation measures have been identified.</i></p>	<p>The proposed masterplan provides the option of a new school on the site and well as higher education, training facilities and visitor centres.</p> <p>Therefore it is considered that the Development would have a <b>significant positive effect</b> in relation to this objective over the long term.</p>
Reduce crime & fear of crime?	n	n	n	<p><i>Purbeck currently benefits from low levels of crime although the fear of crime remains high. In light of existing low crime rates and the scale of development proposed, the policy is expected to have a neutral effect on this objective.</i></p> <p><i>No mitigation measures are identified.</i></p>	<p>It is considered that the proposed mixed use development would animate the site bringing in residential population and additional employees and visitors to the Site. Provision of a mix of uses would ensure that there is a presence on the site 24 hours a day, helping to minimise crime through natural surveillance.</p>

SDC SA					ZBV (Winfrith) Ltd
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
					<p>As set out in Annex 1, the proposed provision of a range of formal pitches, informal open space, NEAP and LEAP space could contribute to addressing boredom from lack of facilities and as such would be anticipated to reduce crime and anti-social behaviour.</p> <p>It is considered these aspects would provide a <b>positive benefit</b> in the long term.</p>
<i>Promote stronger, more vibrant communities?</i>	+	+	+	<p><i>Prospective residents would use more local services and facilities and, where possible, access local employment opportunities.</i></p> <p><i>The increased use of local services and facilities would in turn raise expenditure, enhancing their long-term viability.</i></p> <p><i>Overall, the policy has been assessed as having a positive effect in relation to the promotion of stronger, more vibrant communities. No mitigation measures are identified.</i></p>	<p>A sustainable mixed use development offers the opportunity for residents to live, work and socialise in the same geographical area, thereby promoting a sense of community and improving wellbeing. The masterplan will provide local services and facilities and employment opportunities for new residents as well as the existing local communities. It is agreed this will have a positive effect the local economy and the viability of the Dorset Green Site as an employment site and a new community as well as supporting the vitality of the surrounding settlements. The aim of the masterplan proposals is to create a new partly self-contained community where basic needs can be accessed on foot. This includes provision of shops, community and recreational facilities and potentially a primary school. The provision of new social and community infrastructure, including a community centre and tertiary education facilities could increase engagement in the local community.</p>
<i>Improve employment opportunities in Purbeck?</i>	+	+	+	<p><i>The proposal is a mixed housing/employment development. The housing element is intended to enable employment development of the site. Being a rural employment site, it is not clear for this assessment as whether there would be demand for the site from inward investment. Therefore, the proposal is appraised as having a positive impact, rather than a significant positive impact.</i></p> <p><i>The construction of new development is expected to generate employment opportunities. These opportunities for the construction industry are expected to be only short term and relative to the scale of development to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. However,</i></p>	<p>It is considered that the development would have a <b>significant positive effect</b> in relation to improving employment opportunities in Purbeck in the short, medium and long term.</p> <p>In the short to medium term the development will provide construction employment. The Applicant is committed to actively promote the use of local companies in the construction of new residential development.</p> <p>In the medium to long term the development will provide high quality employment spaces including start up units which will support a range of employment uses. It is also</p>

SDC SA				ZBV (Winfrith) Ltd	
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
				<p><i>it is not expected that the scale of development proposed will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</i></p> <p><i>Overall, the policy is expected to have a positive effect in relation to improving employment opportunities in Purbeck in the short, medium and long term. Measures which may enhance these positive effects include:</i></p> <ul style="list-style-type: none"> <li><i>• Provision of live/work units and promotion of home working</i></li> <li><i>• Actively promote the use of local companies in the construction of new residential development</i></li> </ul>	<p>proposed that dwellings will be provided with facilities for home working / home offices or capabilities for designed to enable future conversion. .</p> <p>The development will also promote tourism through the provision of the hotel, the SANGS site which includes a visitor centre and an ecology centre. This will support the local economy and provide additional employment opportunities.</p>
Reduce poverty and help everyone afford a good standard of living?	+	+	+	<p><i>The proposal would include all types of housing including an element of affordable housing, enabling people to live in the District who would not otherwise be able to afford to. It will also provide employment opportunities primarily related to construction. Overall, the policy is expected to have a positive effect in relation to this objective. Positive effects could be enhanced through implementation of the following mitigation measures:</i></p> <ul style="list-style-type: none"> <li><i>• High quality public transport</i></li> <li><i>• Provision of linked housing and employment</i></li> <li><i>• Aim to maximise provision of affordable housing including different types of affordable housing</i></li> </ul>	<p>It is agreed that the Dorset Green proposals will have a positive effect in relation to this objective. The development will provide a range of employment, education and training opportunities for local people. In addition, housing will be designed to high sustainability standards reducing the cost of heating, power and water and therefore the cost of living.</p> <p>The mixed use masterplan will provide housing in a location next to employment meaning people can walk or cycle to work, further reducing the cost of living.</p> <p>Entran has undertaken a Framework Travel Plan to identify ways of encouraging sustainable forms of travel. The assessment of employment skills needs and predicted demographics of the proposed houses would suggest that between 10% and 20% of the new residents would also work within Dorset Green, including the Police headquarters. The Transport Assessment therefore assumes 15% internal trips from both the residential and employment uses. This reduces the need to commute to other sites resulting in a cost saving.</p>

SDC SA					ZBV (Winfrith) Ltd
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
<i>Harness the economic potential of tourism in a sustainable way?</i>	n	-	-	<p><i>New residential development supported by this policy may generate some small scale 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. However, this would have to be balanced against the potential negative impacts from increased population pressure on key tourist assets such as European protected sites which could undermine the tourism potential of the area.</i></p> <p><i>The policy is assessed as having an overall negative effect in the medium to long term due to the adverse impacts upon nature conservation and the knock on effects on tourism to the area. Potential mitigation measures include:</i></p> <ul style="list-style-type: none"> <li><i>Actively promote the District tourism assets to new residents, including alternatives places to visit as alternatives to the European protected sites.</i></li> </ul>	<p>We disagree that the proposed masterplan would have a negative effect on tourism. As mentioned above, the development will promote tourism through the provision of the hotel, the SANGS site which includes a visitors centre and an ecology centre. Further, the development is likely to promote the countryside through these facilities as well as providing a recreation resource and restoration and enhancements to the heathland including habitat creation. The provision of green infrastructure and improvements to Site infrastructure including new roads and cycling and pedestrian routes and PRoW will also improve accessibility to the countryside.</p> <p>Therefore it is considered that the Development will have a <b>positive effect</b> on this objective in the medium to long-term.</p>
<i>Help everyone access basic services, reduce the need to travel by car &amp; encourage cycling, walking and use of public transport?</i>	-	-	-	<p><i>Dorset Green is accessed mainly by car. Additional housing/employment will generate additional trips on the road network to population centres and basic retail. Wool does not have the facilities that would allow self-containment and there is no certainty that the proposal would deliver new employment growth. Therefore, this proposal would likely create a dormitory settlement with increased car trips on the road network. The level of development is unlikely to provide sufficient funding to mitigate the impact, in particular the need to find an alternative crossing for the railway. The proposal would need a travel plan and consider providing a shuttle service between Wool railway station and Dorset Green to improve accessibility.</i></p> <p><i>Overall, it is expected that the policy will have negative effects through the plan period on this objective due to the lack of services in Wool and dependence on towns elsewhere, uncertainty over the linkage between 'jobs at Dorset Green' and the new houses, and overcoming constraints on the road network. No mitigation measures have been identified.</i></p>	<p>The development will be fully supported by a comprehensive Green Travel Plan which includes a range of measures to promote sustainable travel. The masterplan proposals propose to improve existing, and provide new local pedestrian, cycle and public transport links. A shuttle bus service is proposed between the Site, Wool and Wool railway station. This will enable existing residents within Wool to access local employment opportunities, reducing the need to commute further afield. It will also enable the new residents on site to access facilities and services in Wool and, via Wool railway station, further afield. The developer has also committed to financial contribution towards re-signalisation of Wool Station (including platform extension) to increase level crossing capacity.</p> <p>In addition, as the Development is relatively self-contained new residents and users of the site should be able to access basic services on foot or bicycle. It is also estimated that between 10% and 20% of residents on the site will also work within DGTP.</p> <p>Therefore overall it is anticipated that the masterplan would result in <b>significant positive effects</b> on this</p>

SDC SA					ZBV (Winfrith) Ltd
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
					objective in the long-term.
Reduce vulnerability to flooding and sea level rise & plan for climate change?	<i>n</i>	<i>n</i>	<i>n</i>	<p><i>There is potential for new development associated with this policy 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 PPS25 and the requirements of Policy FR such that any risk will be alleviated. Overall, the policy is expected to have a neutral effect with respect to this objective. Positive effects could be generated through the adoption of the following mitigation measure:</i></p> <ul style="list-style-type: none"> <li><i>Requiring that new development incorporates measures specifically designed to mitigate flood risk e.g. the incorporation of SuDS where appropriate</i></li> </ul>	<p>The Environment Agency (EA) online flood maps indicate that the Dorset Green Site is located within Flood Zone 2 and 3, with the remainder within a Flood Zone 1. However, the EA modelling was carried out using low sensitivity flood models and the EA has confirmed that this is not appropriate for the purposes of a site specific assessment of flood risk. Hydraulic modelling of the River Win has therefore been undertaken and this shows that only a small area in the south of the Site and the river channel itself would be subject to flooding during a 1 in 100 year event including an allowance for climate change. This area of the Dorset Green Site had been precluded from built development within the masterplan proposals. Our hydraulic model has been approved by the Environment Agency, who proposes to adopt the flood mapping as the best available data and amend their Flood Zone Maps accordingly.</p> <p>The development proposals exclude new built development from the 1 in 100 year plus climate change flood outline.</p> <p>In addition, the masterplan includes a range of sustainable drainage features. The surface water strategy incorporates large scale balancing ponds, swales and wetland providing amenity and biodiversity benefits, in addition to reducing the peak rate of runoff. For outline design purposes, discharge would be restricted to the 1 in 100 year Greenfield rate for undeveloped land and reduced by 10% from previously developed areas.</p> <p>Therefore it is anticipated that the development would have <b>positive effect</b> on flooding and climate change in the long-term.</p>

SDC SA					ZBV (Winfrith) Ltd
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
Protect & enhance habitats and species?	--	--	--	<p>There is potential for new development to have an impact on habitats and species. A study entitled 'Implications of Additional Growth Scenarios for European Protected Sites' (Footprint Ecology, 2010) says that the SANGS put forward for this option by the landowner as part of this proposal would not be attractive enough to provide a viable alternative to going to nearby heathland. Therefore, the proposal is likely to lead to an increase in visitors to the heathland and an adverse impact would be likely. For this reason the proposal is assessed as having a significant negative effect.</p> <p>No mitigation measures have been identified.</p>	<p>The masterplan proposals include a network of multifunctional Green Infrastructure including sustainable drainage and extensive habitat preservation measures and the creation of new habitats. Overall the masterplan proposal would result in a net biodiversity gain.</p> <p>Due to the Site's proximity to heathland, the Development proposals include heathland restoration measures and a Suitable Alternative Natural Green Space (SANGS) site.</p> <p>Provision of the SANGS site would help relieve development pressure on other areas of the Dorset Heathland and AONB. The proposals would also enhance and improve the setting of the SAM on site, and make it accessible for enjoyment.</p> <p>Therefore it is considered that the masterplan proposals including the SANGS site are suitable and would offset impacts on the designated sites.</p> <p>The protection, enhancement and on-going management of flora and fauna of biodiversity value on the Dorset Green site including the provision of an ecology centre, would maximise opportunities for the enjoyment of these unique assets and ecological awareness/interpretation.</p> <p>Therefore in the long term there would be <b>positive effects</b> on this objective.</p>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	-	-	-	<p>Purbeck benefits from a high quality landscape. Development of this scale has the potential to undermine this asset in both the short term during construction and in the long term once complete. Overall, the policy has been assessed as having a negative effect in the short, medium and long term.</p> <p>No further mitigation measures have been identified.</p>	<p>The masterplan proposals include design principles that would be sensitive towards the existing landscape and townscape (including views) in the vicinity of the Site. This includes the rural setting of the Site as well heritage assets, the Longcutts Farmhouse Grade II Listed building that surround the SANGS Site and the West Burton Farm Grade II Listed building that is located approximately 300m to the south of the Site.</p> <p>A new mixed use masterplanned settlement of this scale also allows infrastructure and buildings to respond to and complement the local context, and to the construction of buildings that are of the latest standards of high quality</p>

SDC SA					ZBV (Winfrith) Ltd
Does the option/policy/proposal	Impact: Short	Impact: Medium	Impact: Long	Supporting comments	Rebuttal
					design. The masterplan proposals also include an opportunity to enhance the setting of the SAM as a feature. The protection and enhancement of the existing biodiversity assets is also in accordance with this policy.  Therefore it is considered that in the long term the development would provide <b>positive effects</b> .
Reduce water consumption?	-	-	-	<i>The additional development would increase the consumption of water both in the short term during construction and in the longer term once occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering. No mitigation measures have been identified.</i>	As acknowledged within the SA of the Core Strategy, that any development results in an inevitable increase in resource use. However, a large masterplanned mixed use development presents the greatest opportunity to design and implement a comprehensive site wide water strategy, thereby managing increased pressures on water resources and minimising demand. The water strategy would include rainwater harvesting, greywater recycling and SuDS.  ZBV has committed to achieving Code for Sustainable Homes level 5 which includes a mandatory requirement to achieve water consumption rates of 80 litres per person per day. The comprehensive site wide water strategy would achieve this requirement, by the use of, for instance water efficient fittings and fixtures, rainwater harvesting and re-use in non-potable uses such as WCs as well as grey water recycling.  Therefore it is anticipated that the development would have a <b>positive effect</b> on this objective.
Reduce waste & minimise energy consumption & greenhouse gas emissions?	-	-	-	<i>The development will lead to an increase in construction related waste arisings in the short term. Once 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.  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 development is occupied, energy consumption will increase as demand rises. However, it is anticipated that in sites of 10 or more dwellings, at least 10% of</i>	The development is proposed to be zero carbon. A planning application for the development of the Dorset Green Low Carbon Energy Facility (LowCEF) was submitted by New Earth Energy (NEE) and was granted permission in 2011. This facility located within the north-west of the site incorporates a renewable and low carbon energy generation plant comprising advanced thermal conversion technology to generate electricity and heat using feedstock derived from non-hazardous waste and biomass. This will provide heating, hot water and energy to the development. The carbon emissions associated with the biomass supply will be offset by further on renewable energy production (such as photovoltaic

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				<p><i>total energy use requirements will be generated from decentralised and renewable or low carbon sources (see Policy SD). No mitigation measures are identified.</i></p>	<p>panels for electricity generation).</p> <p>A Site Waste Management Plan (SWMP) would ensure that waste would be minimised and where appropriate recycled during the construction of the Development. In addition, it is anticipated that the Development would include recycling facilities and storage.</p> <p>The developer has also committed to fully consider the following measures and to incorporate these as far as possible within the emerging masterplan for the site:</p> <ul style="list-style-type: none"> <li>• High standards of sustainable design measured through the Code for Sustainable Homes and BREEAM. This would present an opportunity to provide buildings which have been designed to fully integrate sustainability by reducing water demands, maximising the use of natural systems and minimising the need for mechanical heating and cooling, thereby reducing the developments impact on the natural environment;</li> <li>• A low carbon development with largely self-contained infrastructure, including on-site renewable energy supplies and energy efficient buildings;</li> <li>• Waste management including the provision of opportunities to reuse, recycle and compost waste as far as possible as part of the overall site proposal design;</li> <li>• The provision of waste processing/composting facilities on-site;</li> <li>• The re-use of materials on-site and use of other recycled aggregates where possible; and</li> <li>• Developing a water strategy with the purpose of protecting water quality, encouraging efficiency and reuse of water resources, including rainwater harvesting, greywater recycling and SuDS.</li> </ul>
<p><i>Minimise land, water, air, light &amp; noise pollution?</i></p>	-	-	-	<p><i>New development has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer</i></p>	<p>The masterplan proposals would include a comprehensive remediation strategy, as required, and measures would be incorporated to mitigate against noise, air quality, water or light pollution. .</p>

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				<p><i>term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</i></p> <p><i>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. In this respect, Policy GP sets out that development within Groundwater Source Protection Areas will only be permitted if there is no risk to the quality or quantity of groundwater.</i></p> <p><i>Construction 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.</i></p> <p><i>Regarding light pollution, it is envisaged that the policy will result in negative effects on light pollution primarily in the medium to long term once development is occupied.</i></p> <p><i>Overall, the policy has been assessed as having a negative effect on this objective which is likely to be predominantly felt in the short term due to construction related impacts on noise and air quality. Once development is occupied, it is not expected that there will be significant effects on water and air quality, noise or land contamination although there may be an increase in light pollution. No mitigation measures are identified.</i></p>	<p>Although levels of traffic within the District are likely to increase with the mixed use redevelopment of the site, the close proximity of homes to services and employment as part of a mixed use redevelopment would encourage the use of more sustainable forms of transport including walking, cycling and public transport, thereby preventing increases in pollutant and greenhouse gas emission levels generated by a new development. Improvements in local infrastructure, which could be funded (in part) by a scheme of this size, would also relieve congestion, especially if further supported by public transport improvements. Such transport improvements would be secured as part of any planning application. Therefore any new development would be supported by improvements in sustainable transport modes thereby helping to reduce air pollution.</p>