

Planning Purbeck's Future



**Proposed Changes to Pre-Submission Core Strategy Consultation
1 September – 13 October 2011
Summary of Representations to Sustainability Appraisal and Habitats
Regulations Assessment**

Core Strategy Proposed Changes to Pre-Submission: Comments on other documents

<i>Name</i>	<i>Comment</i>	<i>Proposed Amendment</i>
Habitats Regulations Assessment		
Natural England	Query timing of additional work to mitigate housing allocations. Core Strategy needs to include 'risk based approach' for potential SPAs in Purbeck at Rempstone, Hethfelton, Wareham Forest and Moreton where development may have a significant effect upon Annex 1 birds species.	Further work on mitigation should be considered prior to submission. Include 'risk based approach' in Core Strategy

ISSUES: Natural England raises concerns over uncertainty with the mitigation of housing sites and the need for a risk based approach to potential SPAs

COUNCIL'S RESPONSE: The mitigation has been pursued as far as possible by submission and provides confidence that measures can be put in place to successfully mitigate the housing. The HRA will be updated ahead of adoption, by which time mitigation measures will be clearer. Agree that the addition of the risk based approach would be appropriate in light of recent guidance.

ACTIONS: Add to Policy BIO 'The use of risk based approach to development at Rempstone, Hethfelton, Wareham Forest and Moreton that may have a significant effect upon Annex 1 birds species...' and provide new paragraph 8.8.3 in the supporting text.

Sustainability Appraisal

CG Fry & Son Ltd	An SA has been undertaken of increasing (and reducing) housing numbers. The SA indicates variety of scenarios have been tested but it is not clear from the SA which scenarios have been tested. If a number of scenarios have been tested it is unclear how it has been possible to conclude in one single assessment. The combined effect of the proposed settlement extensions for Lytchett Matravers which have been promoted in the representations do not appear to have been tested as a combined effect.	The SA of alternative housing numbers and locations needs to be revisited and clarified.
ZBV (Winfrith) Ltd	Criticism of the SA and highlights areas where it feels the wrong conclusion was reached. Presents an alternative SA on potential options for DGTP: Do Nothing; and Mixed Use Masterplan. This concludes that a mixed use allocation would be a sustainable and appropriate option to deliver housing and employment, which could be mitigated through SANGS.	

<i>Name</i>	<i>Comment</i>	<i>Proposed Amendment</i>
-------------	----------------	---------------------------

ISSUES:Two developer have concerns over the completeness and accuracy of the Sustainability Appraisal (SA)

COUNCIL'S RESPONSE: The Core Strategy SA was prepared using information that was available at the time, and ZBV comments reflect a masterplan that they have worked up since then. Our information from our ecological consultant was that the proposed SANGS would not provide suitable mitigation. The new proposals for 700 dwellings and associated development with the same SANGS have still to be agreed with Natural England and therefore there is still considerable uncertainty over the deliverability of the proposals. ZBV has highlighted an inconsistency in one of the SA matrices, which we agree requires amendment. CG Fry questions the lack of testing of the incombination effects of multiple settlement extension sites. A number of scenarios have been tested for Lytchett Matravers. In particular, the discounted option 9 'Improve the self sufficiency of Lytchett Matravers' which considered up to 400 dwellings as settlement extension to Lytchett Matravers. The 50 dwelling settlement extension was also tested through Policy NE. Both assessments are near identical, so to test a variety of other combinations between 50-400 dwellings would not be reasonable and would not tell us anything different. In addition we also assessed the 2,750 dwellings Western Sector.

ACTIONS: Amend matrix W1000 of Sustainability Appraisal Appendix 6 as follows - short term "--", medium term "-" and long term "-"
