

# **Strategic Environmental Assessment of Arne Neighbourhood Plan**

Environmental report to accompany the submission version of Arne Neighbourhood Plan.

Prepared by Dorset Council on behalf of Arne Parish Council, April 2019

Updated by Dorset Planning Consultant Ltd following consultation, June 2019

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## Non-technical summary

### What is a strategic environmental assessment?

A strategic environmental assessment (SEA) has been completed as part of the process of preparing the Arne Neighbourhood Plan. Groups or organisations preparing certain types of plan are required to complete an SEA under European Regulations. The SEA process has allowed Arne Parish Council to use a set of sustainability objectives (developed in consultation with interested parties) to assess environmental effects arising from the plan. The assessment has allowed the parish council to identify adverse environmental and socio-economic effects arising from the Neighbourhood Plan, to explore environmental effects of alternative approaches and develop the best approach to securing improvements to the environmental quality of the area and residents' quality of life.

### What is the Arne Neighbourhood Plan?

The Arne Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The plan is being prepared in the context of the existing Purbeck Local Plan Part 1 (2012) and the emerging Purbeck Local Plan (2018 – 2034). Consultation has been completed on a pre-submission draft of the neighbourhood plan between December 2018 and January 2019.

### Purpose of this Environmental Report

This Environmental Report has been prepared for consultation in advance of submission of the neighbourhood plan. The neighbourhood plan was screened as needing an SEA because of the likely significant effects of the plan on internationally protected Dorset Heathlands and Poole Harbour. An SEA scoping report was prepared in August 2016 and includes information about the Neighbourhood Plan area's environment and community.

The purpose of this Environmental Report is to:

- identify, describe and evaluate the likely significant effects of the Arne Neighbourhood Plan and alternatives; and
- provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- an outline of the contents and main objectives of the Arne Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- relevant aspects of the current and future state of the environment and key sustainability issues;

- the SEA Framework of objectives against which the Arne Neighbourhood Plan has been assessed;
- the appraisal of alternative approaches for the Arne Neighbourhood Plan;
- the likely significant environmental effects of the Arne Neighbourhood Plan;
- the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Arne Neighbourhood Plan; and
- the next steps for the Arne Neighbourhood Plan and accompanying SEA process.

### Assessment of the current (pre-submission publication) version of the Arne Neighbourhood Plan

Some of the key aims of the Arne Neighbourhood plan are to deliver the numbers and types of homes needed by the local community whilst conserving the appearance and character of natural and historic environment. The plan outlines a flexible strategy to meeting these needs through a criteria based policy, requiring an appropriate mix of different house types/tenures and supporting specially designed housing for the elderly. The plan also seeks to support the local community by safeguarding key services and facilities, supporting appropriate economic development and maintaining the quality of the built and natural environment.

A set of SEA objectives were developed after completing the scoping exercise, taking account of the neighbourhood plan area characteristics and the requirements in other plans and programmes.

After completing an assessment of the neighbourhood plans policies and objectives against SEA objectives that were developed for this assessment it was concluded that only those policies relating to delivering new homes in the neighbourhood plan area were likely to have significant environmental effects on Dorset Heathlands and Poole Harbour. Moreover, The Dorset Heathlands Planning Framework and Nitrates in Poole Harbour SPD already provide a mechanism for mitigating the harmful effects of the plan on these protected habitats.

### Assessment of alternative approaches to the Arne Neighbourhood Plan

This environmental report outlines four potential alternative approaches to meet the objectives of Arne's Neighbourhood Plan and considers the significance of environmental effects arising from these alternatives.

The alternatives include:

- the housing strategy in the Arne Neighbourhood Plan pre-submission draft;
- relying on the Purbeck District Plan Part 1 (2012) to provide the framework that will allow the new homes needed by the local community to be delivered;
- relaying on the emerging Purbeck Local Plan (2018 – 2034) to provide the framework that will allow the new homes needed by the local community to be delivered; and
- specifically allocating land to meet the local communities housing needs.

The assessment found that each alternative was likely to have similar significant effects on protected Dorset Heathlands and Poole Harbour as the strategy in the Neighbourhood Plan. As with the strategy in the plan there is an opportunity to mitigate these effects.

### Next steps

Having taken account of consultation responses and considered changes to the neighbourhood plan and this environmental report, the plan steering group will submit their neighbourhood plan, and supporting documents, for examination.

### Introduction

1. This environmental report has been prepared to meet the requirements in European Directive 2001/42/EC (hereafter referred to as the Directive) ‘on the assessment of the effects of certain plans and programmes on the environment’. Arne’s Neighbourhood falls within the scope of the Directive as a plan or programme ‘which, in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43).’ (Article 3(2) Directive). The accompanying habitats regulations assessment (HRA) outlines the reasons for determining that Arne’s Neighbourhood Plan is likely to have significant effect on European sites.
2. In order to assess the significance of the environmental effects arising from Arne’s Neighbourhood Plan this report:
  - provides a summary of the content and objectives of the pre-submission draft Arne Neighbourhood Plan (December 2018);
  - describes the baseline environmental characteristics of the neighbourhood plan area – including any existing environmental problems which might be relevant to the neighbourhood plan;
  - includes an assessment of the significance of the environmental effects of the plan and measures to prevent/reduce/offset any significant adverse effects; and
  - outlines the reasons for selecting the alternatives assessed through the report.
3. This report briefly recaps on the previous stages:

#### **Screening assessment**

A screening assessment was undertaken to ascertain whether the neighbourhood plan was likely to have significant environmental effects. It concluded that new homes permitted through policies in the plan are likely to have a significant effect on European sites (including Dorset Heathlands and Poole Harbour).

#### **Scoping report**

The scoping report was prepared in August 2016. A scoping report assesses the current state of the environment, social and economic issues in the area and helps to highlight areas for improvement or protection. This was followed by earlier drafts of this plan and the pre-submission draft neighbourhood plan.

#### **Strategic Environmental Assessment**

This environmental report evaluates the significance of environmental effects from the pre-submission draft neighbourhood plan and reasonable alternatives against objectives based on the issues raised through screening and scoping. It also includes suggestions for mitigation and techniques for monitoring policies.

4. The assessments of the significance of the environmental effects of the Arne Neighbourhood Plan have been based on current knowledge about the environmental



characteristics of the neighbourhood plan area, existing environmental problems in this area, responses from consultees and relevant environmental protection objectives.

- The content and level of detail in the assessments reflect the breadth and scope of the land use policies in the pre-submission draft Arne Neighbourhood Plan. This environmental report should be read in conjunction with the Habitats Regulation Assessment of the draft Arne Neighbourhood Plan, the supporting evidence base for the neighbourhood plan, and the adopted and emerging development plans covering the area.

## Meeting the SEA Directive Requirements

- This environmental report includes baseline information about the condition of the environment in the neighbourhood plan area and evaluates significance of environmental effects of the plan (and reasonable alternatives). The table below identifies how the various parts of this environmental report address the requirements of the Directive.

Directive Requirements	Where covered
<b>Environmental Report</b>	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives (taking into account the objectives and geographical scope of the plan or programme) are identified, described, and evaluated (Article 5 (1.) of the Directive). The information to be given is referred to in Annex I of the Directive and summarised below:	
An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	This document
Existing environmental problems and a forecast of how these problems are likely to change over time if the plan was not implemented	This document
The environmental characteristics of areas likely to be significantly affected by the plan	This document
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document

<p>The assess what are likely to be the significant effects of the plan on the environment. The assessment will take account of some/all of the following considerations: biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage (architectural and archaeological heritage), landscape and the interrelationship between the above factors (including an assessment of the significance of secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)</p>	<p>This document</p>
<p>The measures envisaged to prevent, reduce and as fully as possible offset, any significant adverse effects on the environment of implementing the plan or programme</p>	<p>This document</p>
<p>An outline of the reasons for selecting the alternatives that have been evaluated, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)</p>	<p>This document</p>
<p>A description of monitoring measures in accordance with Article 10</p>	<p>This document</p>
<p>A non-technical summary of the information</p>	<p>Non-technical summary found at the beginning of this document</p>
<p>The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at a different level in the decision making process to avoid duplication (Article 5.2)</p>	<p>This document</p>
<p><b>Consultation</b></p>	
<p>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)</p>	<p>Scoping Report</p>
<p>Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan</p>	<p>Consultation on this document</p>
<p>Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)</p>	<p>Not applicable</p>

<b>Decision-making</b>	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
<b>Provision of information on the decision</b>	
<ul style="list-style-type: none"> <li>• When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed:</li> <li>• The plan or programme as adopted</li> <li>• A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with</li> <li>• The measures decided concerning monitoring (Article 9)</li> </ul>	Statement on adoption of the plan.
<b>Monitoring</b>	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This document

Table 1: Requirements for SEA Directive

## Setting the context, establishing the baseline and scope of the environmental report

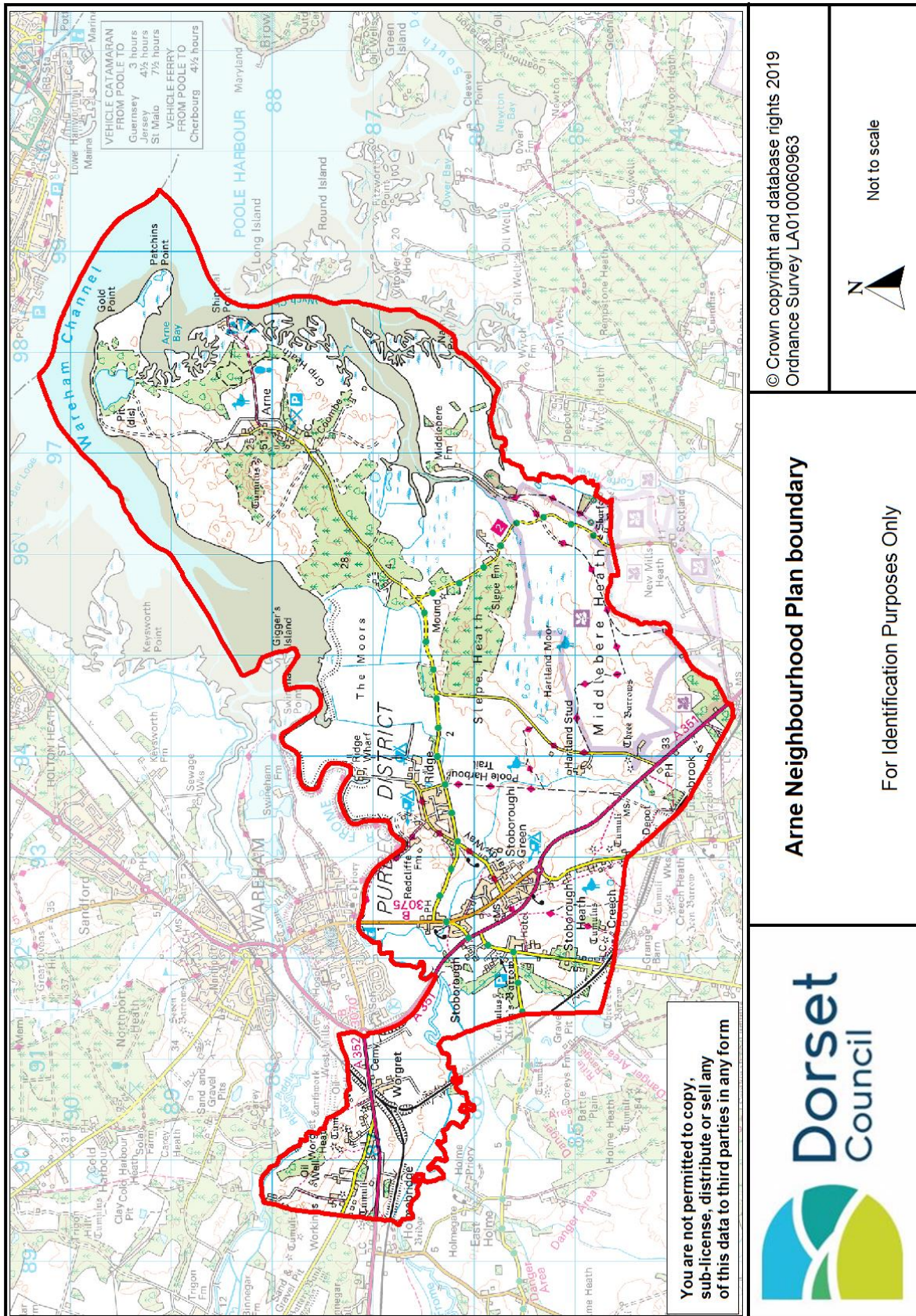
### Neighbourhood plan area: characteristics, condition and problems

7. Map 1 below shows the neighbourhood plan area for Arne Neighbourhood Plan. The neighbourhood plan area has a diverse and rich natural environment that includes:
- Lowland heathland – Characterised by acidic, impoverished, dry sandy or wet peaty soils. Normally including a range of dwarf-shrubs including various types of heather and gorse, as well as bilberry/blaeberry, cowberry and crowberry. The habitat is also normally home to a range of specialised animals including: sand lizards, smooth snakes, nightjar and Dartford warbler. This habitat is a priority for nature conservation after declining significantly since the 1800s. Much of the heathland is protected by European nature conservation designations. Natural England is concerned about the indirect effects (arising from access and proximity) of further residential development around heaths. Studies have found that harmful activities (including: wild fires/incompatible plants and animals/loss of vegetation/soil erosion/incompatible leisure activities/disturbance), connected with new homes, can have an adverse effect on heathland ecology. These adverse effects are most marked from new residential development inside 400 metres from a heathlands boundary, but also arise from residential development between 400 metres and 5 kilometres from a heathlands boundary.

- Shoreline for Poole Harbour - Poole Harbour is a bar-built estuary of nearly 4,000 ha. An unusual pattern of tides means that a significant body of water is retained throughout the tidal cycle which gives the harbour many of the characteristics of a lagoon. There are extensive intertidal mud-flats and, away from the north shore that has become urbanised through the growth of the town of Poole, there are fringes of saltmarsh and reedbed. As a whole, the harbour supports important numbers of waterbirds in winter and is also an important breeding site for terns and gulls. The harbour is protected by European nature conservation designations. Several river valleys discharge into the harbour, including the rivers Frome (protected by UK nature conservation designation) and Piddle, and these support grazing marsh that contribute to the importance of the harbour habitat for wintering waterbirds. Parts of the harbour, especially along the western and southern shores, adjoin the Dorset Heathlands SPA. Where the two areas meet, there are unusual transitions from saltmarsh and to valley mire and heath habitats. The harbour is separated from Poole Bay by the Studland Dunes (part of the Dorset Heaths [Purbeck and Wareham] and Studland Dunes Special Area of Conservation). Nitrogen discharged into the harbour has a damaging effect on the harbour ecosystem.
- The neighbourhood plan area has a diverse natural landscape that includes lowland heathland and pasture land around the edges of the River Frome. The lowland heathland has an undulating and exposed landform (with dense heather carpets, valley mires, gorse and isolated scots pine) interspersed with isolated birch and oak woodlands. Where the heath borders the edges of the harbour there are reed beds and marshes. The character of the lowland heath has been undermined by planting of large coniferous plantations, natural encroachment by woodland and pressures from surrounding residential development. The River Frome valley has a relatively flat landform – the river has a meandering course that runs through large open regular fields with dense copses of oak, hazel, holly ancient woodland and occasional individual trees. There are long open views along the valley. Changes to land management practices and agricultural practices undermine character, along with unsympathetic development around the urban fringe of settlements (including the area fringing the southern side of Wareham which overlaps into the Arne Neighbourhood Plan Area).
- The neighbourhood plan area has a rich historic environment with designated and non-designated heritage assets. Most Grade II listed buildings are concentrated in the village of Stoborough which also includes a conservation area. There is evidence that Normans people settled in Stoborough before the Norman Conquest in 1066. The village developed along an important communications route and the layout of buildings within the village is influenced by burgage plots (narrow plots arranged at right angles to the main street running through the village). Many of the listed buildings in the village date from the 18<sup>th</sup> century (they include thatched cottages, plastered cob walls, and buildings constructed from red brick with pitched roofs covered in plain clay roof tiles). The village suffered two significant fires in 1816 and 1817 which are recorded as destroying twenty cottages as well as a tannery. A post office was introduced during this period and brick built elementary school was built in 1871. The neighbourhood plan area also includes a number of scheduled monuments including barrows and linear earth working. Historic England's register of buildings and monuments at risk notes that a 'Bowl barrow on Worgret Heath, 320m north west of High Tor' is at risk from extensive problems arising from extensive



animal burrowing. Historic environment records also note large number of non-designated heritage assets spread across the neighbourhood plan area.



Map 1: Arne Neighbourhood Plan Area

### Environmental issues and problems in the neighbourhood plan area

8. This part of the environmental report identifies the key environmental assets within the plan area (the associated environmental protection objectives which relate to these assets), key environmental issues/problems.
9. Environmental assets in the neighbourhood plan area include: European sites (Special Protection Areas, Special Areas of Conservation and Ramsar), Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Heritage Coastline, Ancient Woodlands, a Conservation Area, listed buildings, scheduled monuments, areas identified as locations for mineral deposits/potential deposits, and areas designated as green belt. Environmental issues/problems in the neighbourhood plan area include land at risk from flooding. Key assets and environmental problems/issues are outlined in more detail below.

#### European sites

- Dorset Heathlands Special Protection Area;
- Dorset Heathlands, Ramsar;
- Dorset Heaths (Purbeck and Wareham) and Studland Dunes, Special Area of Conservation
- Dorset Heaths Special Area of Conservation;
- Poole Harbour Ramsar; and
- Poole Harbour Special Protection Area (Appendix 1);

#### Sites of special scientific interest

- Arne, Site of Special Scientific Interest;
- Blue Poole and Norden Heath, Site of Special Scientific Interest;
- Hartland Moor Site of Special Scientific Interest.
- Poole Harbour, Site of Special Scientific Interest;
- Povington and Grange Heaths, Site of Special Scientific Interest;
- River Frome, Site of Special Scientific Interest;
- Stoborough and Creech Heaths, Site of Special Scientific Interest;
- The Moors, Site of Special Scientific Interest;
- Wareham Meadows, Site of Special Scientific Interest; and
- Worgret Heath, Site of Special Scientific Interest (Appendix 2).

### **National nature reserves**

- Arne Reedbeds National Nature Reserve;
- Hartland Moor National Nature Reserve; and
- Stoborough Heath National Nature Reserve (Appendix 2).

### **National landscape designations**

- Dorset Area of Outstanding Natural Beauty (AONB); and
- Purbeck Heritage Coast (Appendix 3).

### **Local geological sites**

- Shipstal point (300 metres of cliff exposure) in the north-east of the parish and Redcliff Point (a river cliff) north of Ridge adjoining the River Frome (Appendix 3).

### **Ancient Woodland**

- Big Wood, Ancient Woodland;
- Salterns Copse Ancient Woodland; and
- Slepe Copse/Broad Marsh Ancient Woodland (Appendix 3).

### **Green belt**

- Part of the South East Dorset Green Belt – Land to the north of the A352 (where it abuts the neighbourhood plan area boundary) positioned to the south east and east of Wareham (Appendix 3).

### **Heritage Assets**

- Stoborough Conservation Area - Purbeck District Council reviewed the conservation areas boundaries in 2012 and published and adopted a conservation area appraisal;
- Listed buildings (concentrated in Stoborough) – There are 23 listed buildings in the neighbourhood plan area, including Grade I Listed Parish Church of St Nicholas, Arne Village;
- Scheduled Monuments (including earth works, barrows and heavy anti-aircraft battery [on Arne Hill]); and
- Non-designated heritage assets – Monuments identified on historic environment records and buildings which make a positive contribution to the character and appearance of the Stoborough Conservation Area (as identified on Map: Townscape Quality and listed at paragraph 6.5 of the Stoborough Conservation Area Appraisal Document (April 2012)) (Appendix 4).



### Minerals assets

- Minerals Safeguarding Areas; and
- Ball Clay Consultation Areas (Appendix 5).

### Land at risk from flooding

- Land at moderate and high risk from fluvial (concentrated around the River Frome), tidal (concentrated around the River Frome and the edges of Poole Harbour) and surface water flooding (Appendix 6).

### Population/material assets/human health

- Key characteristics:
  - I. 1,297 usual residents (15% under 16, 29% over aged 65+, median age 54 years old, 98.6% White British);
  - II. Population density 0.5 persons per hectare;
  - III. 580 households with at least one usual resident;
  - IV. 628 household spaces (7.6% vacancy rate);
  - V. 56.2% households under-occupied by +2 or more bedrooms;
  - VI. 19.7% day to day activities limited (a lot or a little);
  - VII. 8.1% households with no car/van;
  - VIII. 4.2% economically active are unemployed;
  - IX. 10.7% economically active work at or mainly from home;
  - X. 1.2% travel to work on foot or by bicycle;
  - XI. 3.6% travel to work by public transport.

### Responses from SEA scoping consultation

10. The Parish Council consulted on the scope of this environmental report for five weeks in June / July 2016. As part of the consultation Natural England, Historic England, the Environment Agency, Purbeck District Council and Dorset County Council were consulted. The scope of the environmental report was outlined in 'Arne Neighbourhood Plan SEA Scoping' report (June 2016).

Respondent	Issues raised
Purbeck District Council / Dorset County Council	Information on protected species and SNCIs is held by Dorset Environmental Records Centre (DERC).
Dorset County Council	The section of biodiversity, geology, flora and fauna should be more specific in terms of how it will assess the impacts of development.
Purbeck District Council	There is ancient woodland and a local geological site within the neighbourhood plan area.
Purbeck District Council	Consider highlighting that the green belt abuts the neighbourhood plan boundary to the south-east and east of Wareham.



Respondent	Issues raised
Purbeck District Council	Consider reference to Poole Harbour Aquatic Management Plan.
Purbeck District Council	Consider reference to Purbeck Heritage Strategy.
Purbeck District Council	Consider reference to supplementary planning documents.
Purbeck District Council	Bear in mind how objectives/policies can be monitored effectively - indicators and targets will have to be measureable.
Purbeck District Council	Any objectives/policies that may have a significant environmental effect should be assessed through the environmental report.
Historic England	Queried records for number of Listed Buildings and Scheduled Ancient Monuments.
Historic England	There is no inclusion of locally significant assets with reference to undesignated heritage assets
Environment Agency	Consider reference to Poole Bay, Poole Harbour and Wareham Flood and Coastal Risk Management Strategy.
Environment Agency	Consider reference to opportunities to enhance the riverine environment within the plan area should be considered to help deliver the objectives of Water Framework Directive and national planning policy for biodiversity gains.
Dorset County Council	Consider reference to Wildlife and Countryside Act and NERC Act.
Dorset County Council	Consider reference to the emerging DCC Mineral Sites Plan and Combined Waste Plan.
Dorset County Council	Ground water constraints/issues should also be considered as these existing within the plan area (such as where clay/sand interfaces may lead to springs)
Dorset County Council	Make clear that fluvial flooding from ordinary watercourses needs to be considered, as this is not always modelled
Dorset County Council	Consider using local knowledge from residents as an additional source of information regarding flooding, and consulting with Dorset County Council's Flood Risk Management team, at a later stage, in respect of local knowledge we have within this area
Dorset County Council	Consider the objective, the reasons for the objective, and the problems that need to be resolved or improved though future development
Dorset County Council	Consider including proximity to areas prone to surface water / ground water flooding or that are known to receive overland flow during heavy rainfall in the assessment criteria, and taking into account where surrounding infrastructure (in respect to drainage infrastructure) is already under pressure.
Natural England	No response received

Table 2: Summary of responses to SEA screening consultation.

- Since completing the scoping consultation the Parish Council has worked closely on an informal basis with Natural England when developing policies in the pre-submission consultation draft of the neighbourhood plan and as part of preparing the habitats

regulation assessment for the plan. Natural England have advised that any residential development permitted by the policies (including allocations/site specific policies) in the plan is likely to have a significant effect on Dorset Heathlands and Poole Harbour European sites. Natural England have provided informal guidance on the drafting of policies to limit the significance of potential effects.

### Vision/objectives for Arne's Neighbourhood Plan

#### Pre-submission draft Arne Neighbourhood Plan vision and objectives

'Arne Parish has a unique natural environment formed by past cultural, economic, social, industrial and agricultural practices. While recognising and protecting its heritage, we seek to ensure the long term sustainability and viability of the parish through environmental and economic measures that will develop the community and its charm, so that all its residents, young or old, will continue to live in a community where they feel safe, cared for and happy.'

12. The neighbourhood plan's vision specifically recognises the quality and importance of the environment in contributing toward resident's quality of life. The vision recognises that resident's wellbeing rests in part on achieving a suitable balance between protecting the environment whilst supporting the sustainable development needed to support the parishes economy and support a strong health. community.
13. The plan also outlines a number of key objectives including:
  - small scale housing development to meet local needs;
  - delivering more affordable homes;
  - encouraging sustainable construction and design;
  - protecting the integrity of designated habitats;
  - addressing and meeting concerns relating to the risks from flooding through planning applications;
  - supporting community facilities;
  - supporting existing businesses whilst encouraging further economic growth;
  - supporting local tourism, whilst recognising the need to protect the environment; and
  - protecting local green spaces.
14. The Parish Council's neighbourhood plan proposes to meet the areas housing need and includes a number of policies for managing development in the neighbourhood plan area. In order to meet a need for an estimated 30 homes over the plan period (2018 to 2034) (or around 1.9 new homes each year) the Parish Council proposes to support:
  - unplanned development inside the settlement boundaries for Stoborough and Ridge; and

- small sites within, adjoining or otherwise well related to the settlement boundaries or Stoborough and Ridge.
15. The pre-submission draft neighbourhood plan includes the following land use planning policies:
- Policy 1: House Types – This policy refers to preferences on the mix of different houses types, delivery of affordable homes, the occupiers of affordable homes and the design of homes (specifically a requirement for private gardens, where feasible, and homes designed for elderly people).
  - Policy 2: Local Character – The policy requires proposals for new development to demonstrate how the design responds to the local context (referring to the District Council’s supplementary design guidance and the Stoborough Conservation Area appraisal) and avoid harm to heritage assets (including the water and war memorial). The policy also requires mature tree specimens to be retained and encourages tree planting.
  - Policy 3: Sustainable Development – The policy encourages design measures for efficient use of resources and tree planting.
  - Policy 4: Small Sites – The policy permits up to 6 new homes on a ‘small site’ around existing settlements of Stoborough and Ridge subject to specific criteria.
  - Policy 5: Infill Development – The policy encourages appropriately designed ‘infill development’ inside existing settlement boundaries.
  - Policy 6: Sheltered Housing – The policy permits sheltered housing and communal facilities for the elderly (people aged over 60 years) who also require specialist support.
  - Policy 7: Management of Ecological Sites – The policy describes positive management of wildlife sites to encourage access, education and recreation.
  - Policy 8: Stoborough Primary School – The policy supports further development relating to the school to allow it to adapt to future needs.
  - Policy 9: Community Facilities – The policy identifies local community facilities.
  - Policy 10: Key Pedestrian Routes – The policy seeks to protect existing pedestrian and cycle routes and support further development which would deliver new routes or enhance existing routes.
  - Policy 11: Tourism – The policy supports changes in the use of existing buildings to ‘tourism related uses’ subject to specified criteria.
  - Policy 12: Local Green Spaces – The policy requires existing local green spaces to be retained and permits sympathetic development. The policy requires compensation for any re-development of local green space with other uses.

## Other relevant plans and programmes

16. The table below identifies other relevant plans and programmes and their key objectives. The parish council has taken account of these plans/programmes when developing the key objectives and policies in its neighbourhood plan. The key objectives have also informed the SEA objectives presented in this report.

Topic	Plans and Programmes	Key Objectives
<b>Biodiversity, geology, flora and fauna</b>	EU Directive on the Conservation of Habitats and wild fauna and flora (“Habitats Directive”) EU Directive on the Conservation of Wild Birds (“Birds Directive”) Ramsar Convention on Wetlands of International Importance Bern and Bonn Conventions Wildlife and Countryside Act Natural Environment and Rural Communities Act The National Planning Policy Framework (NPPF) 2019 Purbeck Local Plan Part 1 (2012) Poole Harbour Aquatic Management Plan 2011 Emerging policies in the Purbeck Local Plan (2018 – 2034), Habitats Regulation Assessment (September 2018) and Sustainability Appraisal (January 2019) Dorset Heathlands Planning Framework 2015 – 2020 Supplementary Planning Document Nitrogen Reduction in Poole Harbour Supplementary Planning Document 2017 The Poole Harbour Recreation Planning Framework 2019-2034 Supplementary Planning Document Consultation Draft	Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites as designated under the various Directives and international agreements Take into account legal protection of species in developing policies relating to biodiversity and habitat protection. Requires planning policies and decisions should minimise impacts & provide net gains in biodiversity, and protect & enhance valued geological conservation interests Conserve and enhance Purbeck’s natural habitat Promote the safe and sustainable use of Poole Harbour, balancing the demands on its natural resources, managing leisure/economic activity, minimising risk and resolving conflicts of interest. Local land use planning policy that encourages delivery of sustainable development – including the objective of conserving and enhancing the natural environment. Sustainability appraisal and habitats regulation assessment consider the significance of environmental effects of the plans and opportunities to mitigate adverse impacts. Outlines a framework for considering the effect of development protected Dorset Heaths and suggests mitigation measures. Outlines a framework for considering the effects of nitrogen arising from development in the drainage catchment for Poole Harbour and suggests mitigation measures. Outlines a framework for considering the effects of leisure activities (associated with development) on Poole Harbour and suggests mitigation measures.
<b>Landscape</b>	The National Planning Policy Framework (NPPF) 2019 Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 – 2019 (partly delivered through the Purbeck Heritage Strategy)	Requires planning policies and decisions should protect and enhance valued landscapes - including the statutory duty on all ‘relevant authorities’ to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs.

Topic	Plans and Programmes	Key Objectives
	<p>Purbeck Local Plan Part 1 2012</p> <p>Emerging policies in the Purbeck Local Plan (2018 – 2034), Habitats Regulation Assessment (September 2018) and Sustainability Appraisal (January 2019)</p>	<p>Respect the character and distinctiveness of Purbeck’s settlements and countryside.</p> <p>Conserve and enhance the landscape.</p> <p>Within the green belt check the unrestricted sprawl of large built-up areas by keeping land permanently open. Alter green belt boundaries where exceptional circumstances.</p>
<b>Cultural heritage</b>	<p>The National Planning Policy Framework (NPPF) 2019</p> <p>Purbeck Local Plan Part 1 2012</p> <p>Stoborough Conservation Area Appraisal (2012)</p> <p>Emerging policies in the Purbeck Local Plan (2018 – 2034), Habitats Regulation Assessment (September 2018) and Sustainability Appraisal (January 2019)</p>	<p>Requires planning policies and decisions to conserve and enhance heritage assets in a manner appropriate to their significance</p> <p>Conserve and enhance the historic environment and cultural heritage of the District.</p> <p>Describes the special architectural and historic character of Stoborough (an ancient settlement which developed along an important communication route). Notes that the layout of buildings follows a structure established by a pattern of burgage plots. The appraisal describes the conservation area as characterised by a rural vernacular character, with buildings constructed from a range of traditional local materials in a variety of combinations.</p>
<b>Soil, Water, Air and Climatic Factors</b>	<p>Nitrates Directive (91/676/EEC)</p> <p>Water Framework Directive (2000/60/EC), and South West River Basin Management Plan</p> <p>The National Planning Policy Framework (NPPF) 2019</p> <p>Purbeck Local Plan Part 1 2012</p> <p>Purbeck Strategic Flood Risk Assessment (SFRA) 2017</p> <p>Poole Bay, Poole Harbour and Wareham Flood and Coastal Erosion Risk Management Strategy 2014</p> <p>Dorset County Council Local Flood Risk Management Strategy – August 2014</p> <p>Dorset Minerals and Waste Local Plan 1999</p> <p>Waste Local Plan 2006</p> <p>Dorset Minerals Strategy 2014 (and emerging Minerals Sites Plan)</p> <p>Emerging Waste Plan (Pre-submission Draft December 2017)</p> <p>Minerals Site Plan (Submission Draft March 2018)</p>	<p>Prevent eutrophication and water pollution</p> <p>Opportunities to enhance the riverine environment within the plan area should be considered.</p> <p>New development planned for in ways that avoids areas of highest flood risk (by applying sequential &amp; exceptions test) and where flood risk cannot be avoided manage and mitigate risks, and ensure development does not increase the risk from flooding elsewhere.</p> <p>The Flood management strategy recognises that the existing tidal embankments may not be sustainable in the medium to long term due to sea level rise, and by 2030 may be regularly overtopped. If landowners are willing, there could then be potential to create more intertidal habitat by realigning the tidal embankments.</p> <p>Recognises that there are important interests to be considered in determining the future of the tidal embankments, such as navigation and recreational uses.</p> <p>Ensure that risks from flooding, including fluvial, coastal, tidal, groundwater, sewer and surface water flooding, are taken in consideration when preparing plans and indecision taking.</p> <p>Reduce vulnerability to climate change and dependence upon fossil fuels</p> <p>Support the economy of Dorset through the steady supply (and prevention of unnecessary</p>



Topic	Plans and Programmes	Key Objectives
		sterilisation) of aggregates, ball clay, hydrocarbons and minerals – this is particularly relevant to the Puddletown Road area and oil and gas sites. Sets out a strategy for sustainably managing waste (including recycling, reuse, recovery and disposal of waste from homes/businesses/industry/construction).
<b>Material assets, population and human health</b>	The National Planning Policy Framework (NPPF) 2019 Transforming Dorset - Strategic Economic Plan 2014-21 Dorset Local Transport Plan (2011-2026) Purbeck Local Plan Part 1 2012 Emerging policies in the Purbeck Local Plan (2018 – 2034), Habitats Regulation Assessment (September 2018) and Sustainability Appraisal (January 2019) Economic Development Strategy (2013) Purbeck Housing Strategy 2012 - 2027 (2013) Purbeck Community Plan 2009 - 2020 (partly delivered through the Purbeck Heritage Strategy)	Requires planning policies and decisions to create conditions needed for businesses to invest, expand and adapt. Proactively drive and support sustainable economic development in a way that is consistent with the unique environment of Purbeck. Support local communities and promote a prosperous local economy without adversely impacting on the special nature of the area Boost the supply of housing and plan for a mix of housing, and identify the size, type, tenure and range of housing to reflect local demand. Meet as much of Purbeck’s housing need as is possible. To increase the supply of housing to help satisfy local needs and deliver high quality housing. Affordable homes to rent and buy in Purbeck. Homes for young people. Deliver sustainable development. Provide an integrated transport system and better accessibility to services for everyday needs. Reduce the use of the car. Locate and design new development where people can access services with less need to travel, and in sustainable ways. Find a sustainable balance between nature conservation and enhancing the environment with finding space for new housing, improving local prosperity and delivering accessible services to an ageing population. Maintaining the low level of crime, tackle anti-social behaviour and excessive speeding, and reduce the fear of crime. Improving health through changes in lifestyle for all ages and all abilities. Improving community cohesion There are no specific housing or employment targets at parish level.

Table 3: Summary of other relevant plans and programmes.

**Purbeck Local Plan Part 1 (2012)**

17. In order to satisfy basic conditions a neighbourhood plan must be in general conformity with strategic policies contained in the development plan relating to the neighbourhood

plan area. The neighbourhood plan area currently falls within the administrative area of Purbeck District Council. Purbeck District Council adopted the Purbeck Local Plan Part 1 in 2012.

18. Purbeck District Council is reviewing its local plan which has now been submitted for examination (January 2019). The environmental effects of Purbeck District Council's emerging local have been evaluated through a Sustainability Appraisal (that includes an SEA) and HRA.

## Key sustainability issues and SEA objectives

### Key sustainability issues

19. The following key sustainability issues have been identified after considering the nature and characteristics of the neighbourhood plan area, other relevant plans and programmes and responses received after completing the scoping consultation for the SEA/pre-submission publication of the draft neighbourhood plan.

### Biodiversity, Geology, Flora and Fauna

20. Habitats regulations assessment (HRA) prepared for the Purbeck Local Plan Part 1 references evidence which indicates that it is likely that new homes permitted around (in a buffer between 400 metres and 5 kilometres from a heathlands boundary) Dorset Heathlands<sup>1</sup> are likely to have a significant effect on these European sites. The neighbourhood plan area also falls within the drainage catchment for Poole Harbour. The HRA also notes that nitrogen arising from new homes in the neighbourhood plan area is likely to have a significant effect on Poole Harbour special protection area (SPA) and RAMSAR. Leisure activities in and around the edges of Poole Harbour disturb protected species. Residents living in new homes in and around Stoborough, Ridge and Arne are likely to contribute to disturbing protected species in the harbour and are likely to have a significant effects on the SPA.

### Landscape

21. The neighbourhood plan area is designated as part of the Dorset Area of Outstanding Natural Beauty (AONB). Inappropriate development could have a harmful effect on the natural beauty of this part of the AONB.

### Cultural heritage

22. There are designated (listed buildings, scheduled monuments and Stoborough Conservation Area) and non-designated (as identified in historic environment records) heritage assets in the neighbourhood plan area. Listed buildings are concentrated in the settlement of Stoborough within the conservation area. There are a number of scheduled monuments (including barrows and linear earth works) around the village of

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<sup>1</sup> Formed from: Dorset Heathlands Special Protection Area, Dorset Heathland RAMSAR site, Dorset Heathlands Special Area of Conservation and Dorset Heathland Special Area of Conservation (Purbeck Wareham) and Studland Dunes.

Worgret. Inappropriate development could have a harmful impact on the significance of these assets.

**Soil, Water, Air and Climatic factors**

23. The land around the River From and the edges of Poole Harbour is at moderate/high risk from fluvial and tidal flooding. There are also a number of ordinary water courses running through the neighbourhood plan area (most discharge into the River Frome) and land which is at moderate/high risk of surface water flooding. Subject to its nature and position, development may be at risk from these sources of flooding or contribute toward the existing risks.

**Material Assets, Population and Human Health**

24. There is a need for more housing in the neighbourhood plan area, including a need for specific types of housing (affordable housing that will enable people to live and work in the parish and homes for older people). There are existing employers in the parish in the following sectors: hospitality (hotel and two public houses), agriculture, mining, manufacturing (including boat building and electronics) and nature conservation. Local people have access to a number of facilities and services including: a primary school, village hall, public houses, a hotel, a garage, allotments, green spaces, local shops, camp/caravan sites, boat yard and yachting centre.

**SEA objectives**

25. The key sustainability issues for Arne Neighbourhood Plan Area have been used to develop an assessment framework for evaluating the significance of the neighbourhood plans policies (along with reasonable alternatives) on the environment.

Environmental objective	Assessment question
<b>Biodiversity, Geology, Flora and Fauna</b>	
Ensure that planning policies will not adversely effect the integrity of European sites and explore opportunities to enhance habitats and biodiversity.	<ul style="list-style-type: none"> <li>• Can significant effects from potential residential development in the plan on European sites be avoided or mitigated?</li> <li>• Does the plan encourage enhancements to habitat and biodiversity?</li> </ul>
<b>Landscape</b>	
Planning policies should contribute toward conserving and enhancing the natural beauty of the Dorset Area of Outstanding Natural Beauty.	<ul style="list-style-type: none"> <li>• Does the plan take account of landscape character?</li> <li>• Does the plan encourage enhancements to landscape character?</li> </ul>
<b>Cultural heritage</b>	
Planning policies should contribute toward conservation and enjoyment of the historic environment.	<ul style="list-style-type: none"> <li>• Does the plan take account of the historic environment?</li> <li>• Does the plan include specific strategies for sustaining and enhancing the significance of heritage assets?</li> </ul>



Environmental objective	Assessment question
	<ul style="list-style-type: none"> <li>Does the plan provide a framework for encouraging locally distinctive development?</li> </ul>
<b>Soil, Water, Air and Climatic factors</b>	
<p>Planning policies to ensure that:</p> <ul style="list-style-type: none"> <li>Development does not create any unacceptable risks from pollution;</li> <li>Development does not frustrate extraction of mineral reserves;</li> <li>Risks from climate change are avoided/managed and developers explore opportunities to reduce greenhouse gas emissions; and</li> <li>Avoid, manage and mitigate risks from flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Will development permitted through the plan cause pollution?</li> <li>Will development permitted through the plan prevent minerals deposits from being extracted?</li> <li>Does the plan take account of the risks from climate change and flooding?</li> <li>Do the policies in the plan provide a framework for avoiding, managing and mitigating the effects from climate change and flooding?</li> </ul>
<b>Material Assets, Population and Human Health</b>	
<p>Planning policies to ensure that:</p> <ul style="list-style-type: none"> <li>A sufficient number of homes are provided to meet the needs of people in Arne Parish;</li> <li>There are opportunities for economic growth;</li> <li>They support and enable healthy lifestyles; and</li> <li>There are opportunities to create safe and accessible places.</li> </ul>	<ul style="list-style-type: none"> <li>Are policies in the plan likely to deliver the number of new homes needed in the parish?</li> <li>Are policies in the plan likely to deliver the types of new homes needed in the parish?</li> <li>Are policies in the plan likely to deliver well designed and high quality homes and places?</li> <li>Do policies in the plan provide a framework for supporting economic growth in the parish?</li> <li>Do policies in the plan provide a framework for guarding against the unnecessary loss of valued services and facilities?</li> <li>Does the plan include a framework to deliver community facilities and services?</li> </ul>

Table 4: Sustainability objectives.

## Environmental effects from Arne Neighbourhood Plan

26. To ensure that the evaluation, and comparison, of the neighbourhood plan focuses on those parts which are likely to have significant environmental effects, the table below identifies key policies in the neighbourhood plan, assesses the significance of their environmental effects against relevant environmental objectives.

	Likely significantly positive effect
	No significant effect or unclear
	Likely significantly negative effect

### Identification of difficulties

27. This part of the environmental report summarises potential difficulties in completing the assessments presented in this report (such as technical deficiencies or lack of knowledge).

<b>Evidence base</b>
Evidence is constantly updated which can make the SEA comments out of date, although this is unlikely to materially affect scoring. There is also evidence that may be missing, such as detailed site surveys and reports. Although policies require suitable mitigation measures in accordance with Habitat Regulation Assessment, the detail of this mitigation may only be agreed at the planning application stage.
<b>Climate Change</b>
Assessing the long-term impacts of development upon European sites is difficult and uncertain. Climate change is expected to affect, and in some instances destroy, habitats.

Table 5: Difficulties arising from completing the assessment

### Judgements and Assumptions

28. This chapter sets out what judgements and assumptions have been made when completing the assessments of the neighbourhood plan and the alternatives. It also lists any potential difficulties in appraising the Neighbourhood Plan.
29. In undertaking the assessment, a number of assumptions were made which can be grouped according to the SEA objective as set out below.

SEA Objective/policy objective	Judgements and Assumptions made when assessing each pre-submission policy
<p><b>Soil, Water, Air and Climatic factors</b></p> <p><b>Material Assets, Population and Human Health</b></p>	<p>Potential development sites nearer to existing services and facilities were assessed as being more sustainable than dispersed rural sites and more likely to be consistent with the environmental objectives 4 and 5 in Table 4</p> <p>Taking account of Purbeck District Council’s settlement hierarchy for Purbeck Local Plan Part 1, concentrating new development in Stoborough is likely to increase the opportunities to access existing facilities and improve their long term viability. Policies that encourage development in existing towns and villages are likely to have a positive effect over the medium to long term on sustaining local services/facilities.</p>
<p><b>Material Assets, Population and Human Health – Support existing and new employment opportunities in the parish.</b></p>	<p>The construction of new residential and employment development is expected to generate additional employment opportunities. These opportunities within the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses. However, it is not expected that the scale of development proposed will generate significant inward investment. New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services although any effects are considered minor given the scale of new development proposed. Policies supporting tourism related development and uses will have direct benefits in relation to the tourism economy.</p>
<p><b>Soil, Water, Air and Climatic factors - Help reduce the need to travel by car and encourage cycling, walking and use of public transport?</b></p>	<p>Public transport provision is poor. Homes/businesses are likely to continue to rely on the local road network. For these reasons it will be difficult to reduce travel on local roads, particularly as the scale of housing in the neighbourhood plan area is not likely to support improvements to infrastructure that would encourage more sustainable patterns of travel.</p>
<p><b>Material Assets, Population and Human Health - Ensure the new</b></p>	<p>The Purbeck Local Plan Part 1 identifies Stoborough as a local service village. The neighbourhood plan identifies some of its key community facilities and services. Prospective residents in and around Stoborough will benefit from good accessibility to basic services including local</p>

SEA Objective/policy objective	Judgements and Assumptions made when assessing each pre-submission policy
<p><b>developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.</b></p>	<p>shop, petrol station, pubs, camp/caravan sites, yacht centre/winter boat storage, church and village hall.</p>
<p><b>Soil, Water, Air and Climatic factors - Reduce vulnerability to flooding and coastal change, and adapt to climatic changes</b></p>	<p>In accordance with national planning policy and using the District Council’s Level 1 Strategic Flood Risk Assessment, new development should avoid the risks from flooding and where this is not possible flood risk should be managed and mitigated. Flood risk assessments should be provided as necessary at planning application stage and where necessary applicants should present evidence to demonstrate that sequential/exception tests have been passed.</p>
<p><b>Biodiversity, Geology, Flora and Fauna - Protect and enhance habitats, the environment including local wildlife habitats, open spaces and public rights of way.</b></p>	<p>A significant amount of the neighbourhood plan area is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA) and Special Areas of Conservation (SACs). Consequently, there is potential for new development to have an impact on habitats and species. This impact is dependent on the location of the development and mitigation measures which are incorporated into development proposals. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Arne Neighbourhood Plan.</p> <p>Natural England have been consulted on an ongoing basis, as part of the process of preparing the Arne Neighbourhood Plan and completing the HRA. Their position in respect to new residential development within 400m of Dorset Heathland boundaries (as defined in policy DH of the Purbeck Local Plan Part 1) has also been taken into consideration as part of the process of preparing the neighbourhood plan.</p>

SEA Objective/policy objective	Judgements and Assumptions made when assessing each pre-submission policy
	<p>Mitigation measures to reduce potential adverse effects on the European protected sites have been considered in more detail later in this report.</p>
<p><b>Cultural heritage - Protect and enhance Arne's unique landscape and townscape, and cultural and historical assets?</b></p>	<p>The neighbourhood plan area is designated as part of the Dorset AONB. A character assessment (Conserving Character, Landscape Character Assessment and Management Guidance for the Dorset AONB, 2008) describes the area as including 'Frome Valley Pasture' and 'South Purbeck Heaths' character areas. The Frome valley is characterised by the meandering path of the river set within flat river floodplain. The floodplain is often flooded during winter months and given over to grazing. There are extensive reed beds and marshes around the harbour edges. The flat and open landscape creates extensive views. The heaths are characterised by an undulating and exposed landscape with dense heather carpets, valley mire, gorse and isolated Scots pine. The form of this landscape allows wide open views. There are isolated settlements within this character area.</p> <p>In particular Stoborough has a rich cultural and historic heritage with a conservation area covering large parts of the village. There are also concentrations of scheduled monuments in the neighbourhood plan area around Worgret and non-designated heritage assets. Further development in the neighbourhood plan area must take account of this setting.</p>
<p><b>Soil, Water, Air and Climatic factors - Minimise all forms of pollution and consumption of natural resources.</b></p>	<p>Air Quality - Development in the neighbourhood plan area 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 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 Air Quality Management Areas (AQMAs) within the Purbeck District such that it is unlikely that any impacts would be significant.</p> <p>Water – Water quality Poole Harbour is effected by nitrogen emissions from development and agriculture. Measures for mitigation are considered in more detail later in this report.</p> <p>Noise – During the construction phase relating to the development, noise levels will be increased. This is primarily due to the operation of</p>

SEA Objective/policy objective	Judgements and Assumptions made when assessing each pre-submission policy
	<p>machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of the new development within a key village with access to some jobs and services locally.</p> <p>Light pollution – Development may contribute toward light pollution. The modest scale of development being considered in the neighbourhood plan will limit the potential adverse effect. Light pollution from development could be considered, and potentially mitigated, on a case by case basis when assessing planning applications.</p> <p>Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.</p> <p>Greenhouse gas emissions are likely to increase as the location of villages in the neighbourhood plan area, and its public transport, will mean people are likely to use private vehicles and the local road network.</p> <p>Water - The provision of additional development in the neighbourhood plan area is expected to increase the consumption of water both in the short term during construction and in the longer term when development is brought into use. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>Waste - The development of new residential dwellings and employment in Arne will lead to an increase in construction related waste arising in the short term.</p>

Table 6: Judgements and assumptions that informed the assessment in this report.



Neighbourhood plan policy	SEA objective 1	SEA objective 2	SEA objective 3	SEA objective 4	SEA objective 5
	Biodiversity, Geology, Flora and Fauna	Landscape	Cultural heritage	Soil, Water, Air and Climatic factors	Material Assets, Population and Human Health
<b>Policy 1: House Types</b> This policy refers to preferences on the mix of different houses types, delivery of affordable homes, the occupiers of affordable homes and the design of homes (specifically a requirement for private gardens [where feasible] and homes designed for elderly people).	House type or tenure not likely to have a significant effect on European sites. Private amenity space with new homes provides an opportunity to enhance biodiversity.	n/a	n/a	n/a	Policy seeks to ensure that the neighbourhood plan delivers the types and tenure of homes needed by the local community.
<b>Policy 2: Local Character</b> The policy requires proposals for new development to demonstrate how the design responds to the local context (referring to the District Council's supplementary design guidance and the Stoborough Conservation Area appraisal) and avoids harm to heritage assets (including the water and war memorial). The policy also requires mature tree specimens to be retained and encourages tree planting.	Design of homes not likely to have a significant effect on European sites. Retaining and tree planting likely to enhance biodiversity.	Policy requires new development to respond to local context (but does not explicitly refer to AONB).	Policy requires design of development to respond to heritage assets and avoid harm to the significance of heritage assets.	Policy does not identify land for development or permit development at suitable sites – not likely to have significant effects on pollution/extraction of minerals/flood risk.	New homes which positively respond to their setting are likely to contribute to delivering high quality places.
<b>Policy 3: Sustainable Development</b> The policy encourages design measures for efficient use of resources and tree planting.	Policy not likely to have a significant effect on European sites. Addressing causes of climate change with mitigation measures may indirectly contribute toward conserving protected habitats. Tree planting may enhance biodiversity.	Design measures which increase a buildings energy efficiency or mitigate climate change (wind turbines) may have an effect on landscape character.	Design measures which increase a buildings energy efficiency or mitigate climate change (wind turbines) could adversely effect the significance of heritage assets.	Design measures are likely to mitigate the effects of climate change. Design measures are not likely to create pollution.	The policy is likely to contribute toward delivering high quality buildings and places.
<b>Policy 4: Small Sites</b> The policy permits up to 6 new homes on a 'small site' around existing settlements of Stoborough and Ridge subject to specific criteria.	New homes permitted on small sites have the potential to have a significantly negative effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on small sites are likely to affect the landscape character of the AONB but in combination with Policy 2 above, together with the site number restrictions proposed, are most likely resulting in a neutral effect on this objective	New homes on small sites could affect the significance of heritage assets (including designated and non-designated assets) but in combination with Policy above, any new development will need to respond to heritage assets and avoid harm to the significance of heritage assets, most likely resulting in a neutral effect on this objective	Development may cause pollution during construction and could frustrate mineral deposits from being extracted.	The policy provides the opportunity to deliver the new homes needed by the local community, and cross-refers to Policy 1 in terms of the mix proposed. It includes but does not require affordable housing as part of an appropriate mix. Affordable housing could also still be delivered through rural exception sites in accordance with the Local Plan. The policy provides a flexible

Neighbourhood plan policy	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
					approach to meeting housing need by not identifying specific sites. Delivery of homes through the neighbourhood plan are also likely to contribute toward supporting the local economy.
<b>Policy 5: Infill Development</b> The policy encourages appropriately designed ‘infill development’ inside existing settlement boundaries.	New homes permitted in existing villages is likely to have a significance effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	Development in existing villages could have an effect on landscape character of the AONB but in combination with Policy X above, any new development will need to respond to local context, most likely resulting in a neutral effect on this objective	Infill development could affect the significance of heritage assets (including designated and non-designated assets)but in combination with Policy above, any new development will need to respond to heritage assets and avoid harm to the significance of heritage assets, most likely resulting in a neutral effect on this objective	Development may cause pollution during construction.	The policy provides the opportunity to deliver the new homes needed by the local community. Delivery of homes through the neighbourhood plan are also likely to contribute toward supporting the local economy.
<b>Policy 6: Sheltered Housing</b> The policy permits sheltered housing and communal facilities for the elderly (people aged over 60 years) who also require specialist support.	Sheltered housing permitted by the policy could have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	Sheltered housing could have an effect on landscape character of the AONB but in combination with Policy X above, any new development will need to respond to local context, most likely resulting in a neutral effect on this objective	Sheltered housing could affect the significance of heritage assets (including designated and non-designated assets) but in combination with Policy above, any new development will need to respond to heritage assets and avoid harm to the significance of heritage assets, most likely resulting in a neutral effect on this objective	Development may cause pollution during construction.	The policy provides the opportunity to deliver the new types of homes needed by elderly people in the local community. Delivery of sheltered homes through the neighbourhood plan are also likely to contribute toward supporting the local economy by creating employment opportunities.
<b>Policy 7: Management of Ecological Sites</b> The policy encourages positive management of wildlife for access, education and recreation.	Provided access and management is consistent with conservation objectives, policy is not likely to have a significant effect on European sites in the Parish.	Positive management of European sites, for recreation and which encourage access, could have an adverse effect on the AONB. Not considered likely to have significant effects.	Management of ecological sites could affect significance of heritage assets. Not considered likely to have significant effects.	Management of ecological sites is not likely to have a significant effect on soil, water, air and climatic factors.	Policy not likely to have an effect on material assets and population. Positive management of ecological sites for recreation and tourism could contribute to the community’s health and wellbeing, and support the local economy.



Neighbourhood plan policy	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
<b>Policy 8: Stoborough Primary School</b> The policy supports further development relating to the school to allow it to adapt to future needs.	Policy is not likely to have a significant effect on European sites or enhance biodiversity.	Development connected with the primary school could have an adverse effect on landscape character of the AONB.	There are a number of Grade II listed buildings in the vicinity of the primary school (including: The Former Post Office, Bosun's Cottage and the Pump House at junction with West Lane) and non-designated assets. The primary school is positioned in the Stoborough Conservation Area and the Stoborough Conservation Appraisal notes that the school building makes a positive contribution to the conservation area. Development permitted by the policy could affect the significance of heritage assets.	Further development around the primary school is not likely to have a significant effect on soil, water, air and climatic factors.	Policy supports a valued community service/facility, and health and wellbeing of the local community.
<b>Policy 9: Community Facilities</b> The policy identifies local community facilities and requires these to be retained.	Policy is not likely to have a significant effect on European sites or enhance biodiversity.	Policy not likely to have a significant effect on landscape character.	A number of the community facilities (including Kings Arms Public House and Stoborough) identified in the policy are also heritage assets. The requirements of the policy are not likely to affect the significance of these assets.	Identifying and retaining existing community facilities is not likely to have a significant effect on soil, water, air and climatic factors.	Policy supports a valued community service/facility, and health and wellbeing of the local community.
<b>Policy 10: Key Pedestrian Routes</b> The policy seeks to protect existing pedestrian and cycle routes and support further development which would deliver new routes or enhance existing routes.	Policy is not likely to have a significant effect on European sites or enhance biodiversity.	Retaining/enhancing existing pedestrian routes are likely to improve access to the countryside. Not considered likely that new pedestrian routes could have a damaging effect on the natural beauty of the AONB.	New public rights of way could affect the significance of heritage assets.	Retaining existing public rights of way, and encouraging new rights of way to be formed, may reduce the causes of pollution by encouraging use of sustainable means of transport.	Policy likely to encourage health and wellbeing in the local community.
<b>Policy 11: Tourism</b> The policy supports changes in the use of existing buildings to 'tourism related uses' subject to specified criteria.	The policy requires the effects of changes in use on the environment to be taken into consideration. The policy could permit changes in use that could have a have a	New tourism development could have an adverse effect on the AONB.	Changes in use permitted by the policy could affect the significance of heritage assets.	Changes in use could cause further pollution. There are limited opportunities for occupants for visitors/employees to make use of sustainable modes of	Creating the conditions necessary to support suitable tourism related development will create the conditions to support economic growth in the local community.

Neighbourhood plan policy	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
	significant effect on European sites.			transport to access work, services and facilities.	
<b>Policy 12: Local Green Spaces</b> The policy requires existing local green spaces to be retained and permits sympathetic development. The policy requires compensation for any re-development of local green space with other uses.	Policy is not likely to have a significant effect on European sites or enhance biodiversity.	Policy not likely to have a significant adverse effect on the AONB/surrounding landscape. Retaining existing green spaces identified in the plan likely to contribute toward conserving existing landscape character.	Sympathetic development on green spaces identified in the policy (including village green in Stoborough [adjacent to the Pump House Grade II listed buildings and Stoborough Conservation Area], Hayricks [adjacent to conservation area and non-designated assets], Stoborough allotments [includes a non-designated asset] and Priory Meadow [includes a non-designated asset, setting of listed buildings – Quayside to the River Frome, The Old Granary and Barn in garden of The Priory – and the Wareham Conservation Area). Applying the requirements of other relevant plans/programmes should mean adverse effects avoided.	Requirements of policy not likely to have significant effects on soil, water, air and climatic factors in the neighbourhood area.	Retaining local green spaces identified in the plan is likely to contribute to the health and wellbeing of the local community.

Table 7: Assessment matrix for land use planning policies in the pre-submission draft Arne Neighbourhood Plan.

### Likely significant environmental effects

30. The planning policies in the Arne Neighbourhood Plan relating to: house type (Policy 1), local character (Policy 2), sustainable design (Policy 3), management of ecological sites (Policy 7), Stoborough Primary School (Policy 8), community facilities (Policy 9), key pedestrian routes (Policy 10), and local green spaces (Policy 12), are not likely to have any significant effects on the environment<sup>2</sup>.
31. All of the policies in the plan have been assessed as having a positive effect on material assets and the community's health/wellbeing. A large number of these policies have also been assessed as having no significant environmental effects. Because of their likely effects further assessment and comparison of these policies against reasonable alternatives is not necessary. This is considered to be proportionate approach to carrying out this assessment given the scope and nature of the neighbourhood plan and the assessments undertaken for similar land use planning policies in the Purbeck Local Part 1 and the emerging Purbeck Local Plan which also form part of the development plan for the neighbourhood plan area.
32. The findings from the assessment matrix indicate that Policies 4 (small sites), 5 (infill development), 6 (sheltered housing) and 11 (tourism) of the neighbourhood plan are likely to have significant effects on the environment. These policies relate to housing and tourism and support the underlying objective of meeting the local community's need for new and affordable homes, housing that is specially designed for older people and supporting the growth of the local economy.
33. The assessment presented in the matrix indicates that these policies are likely to have significant environmental effects on biodiversity/geology/flora/fauna. After considering the scale and likely nature of development the matrix indicates that these policies in the plan are not likely to have significant effects on soil/water/air/climatic factors. The next section of this report describes and assesses the likely significance of the environmental effects of three reasonable alternatives for addressing the neighbourhood plans objectives in respect to housing and tourism summarised below:
  - need for new homes;
  - need for affordable homes;
  - need for homes that are specially designed for older people; and
  - supporting the local tourist economy.
34. This report has not assessed reasonable alternatives for the policies in the neighbourhood plan which are not likely to have significant environmental effects.

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<sup>2</sup> The summary of the assessment presented in Table 7 includes a number of assessments of environmental effects arising from policies in the neighbourhood plan which could have a significant effects. These have been rated as 'yellow' where the potential environmental effects are unclear and policies in other plans/programmes are likely to ensure that the policy will not have a significant effect.

## Developing and refining reasonable alternatives to the preferred policies and strategies in Arne Neighbourhood Plan

35. The neighbourhood plan area is also part of the administrative boundary of Dorset Council as of April 2019 (and before April 2019, Purbeck District Council). The spatial objectives of the Local Planning Authority's existing and emerging local plans correspond with many of the aims and policies in the Arne Neighbourhood Plan. Taking account of the neighbourhood plan objectives, relevant land use policies, and supporting evidence relating housing and tourism from the Purbeck Local Plan Part 1 and the Purbeck Local Plan (2018 – 2034) submission draft (including the District Council's Strategic Housing Land Availability Assessment), three alternatives to the housing strategy presented in the Arne Neighbourhood Plan have been identified.
36. Each of the strategies is described below and then assessed against the SEA objectives presented in Table 4. This part of the report also considers the measures to mitigate significant adverse environmental effects and how these relate to the housing strategy in the Arne Neighbourhood Plan and each of the reasonable alternatives summarised below.

### Alternative 1 – 'No neighbourhood plan', applying strategy from the Purbeck Local Plan Part 1 (2012)

#### Developing alternative 1

37. Dorset Council's strategy for meeting Purbeck District's (and the neighbourhood plan areas) development need (including new housing) is summarised in Policies LD: General Location of Development and CO: Countryside. The first part of Policy LD states that:
- 'Development will be directed towards the most sustainable locations in accordance with' ... a settlement hierarchy.
38. The settlement hierarchy ranks towns and villages according to size and function. There are five separate ranks: Towns, Key Service Villages, Local Service Villages, Other villages with a Settlement Boundary and Other Villages without a Settlement Boundary. The neighbourhood plan area includes two villages identified in the District Council's settlement hierarchy: Stoborough – ranked as a Local Service Village and Ridge – ranked as Other Villages with a Settlement Boundary.
39. The preamble to the Countryside Policy in the local plan states that:
- 'Countryside is defined as all land outside the settlement boundaries of Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments, which by necessity are located outside settlement boundaries, and therefore a countryside location is essential.'
40. The Council's local plan also includes a policy relating to affordable housing (Policy AH: Affordable Housing), rural exceptions sites (Policy RES: Rural Exception Sites) for

affordable homes around existing settlements and tourist accommodation and attractions (Policy TA: Tourist Accommodation and Attractions).

41. The Purbeck Local Plan Part 1 also includes land use planning policies (Policies NW, SW, CEN, NE and SE) which allocate land for new homes around the boundaries of settlements defined through the plan. None of these policies allocate land for homes in the neighbourhood plan area and for these reasons do not form part of the alternative that has been evaluated in this report.
42. The assessment matrix for evaluating the significance of the environmental effects from the housing/tourism strategy in the Purbeck Local Plan Part 1, based on the planning policies identified above, is presented in Appendix 8. The assessment is based on an evaluation of the overall strategy rather than specific policies using the SEA objectives developed for this environmental report.

### **Conclusion on significance of environmental effects for alternative 1**

43. The Council is preparing a new local plan which will supersede the Purbeck Local Plan Part 1 when adopted. Some of the policies in the Purbeck Local Plan Part 1 (2012) may start to become out of date as new evidence and policies relating to the Purbeck Local Plan (2018 – 2034) emerge. The evaluation indicates that additional windfall development (unplanned new homes) in Ridge and Stoborough, and on rural exception sites, are likely to have significant environmental effects. New residential development in the neighbourhood plan area is likely to have a significant effect on Dorset Heathland and Poole Harbour European sites. Construction of new homes permitted by these policies may also cause pollution and new affordable homes on rural exception sites could frustrate mineral deposits from being extracted, but these effects are not considered to be significant. There are limited opportunities for the occupiers of homes in existing settlements to make use of sustainable means of transport that might help to mitigate the effects of climate change and flood risk. The policies in the strategy provide the opportunity to deliver new homes needed by the local community and support economic growth in the neighbourhood plan area – but do not identify specific sites which would provide greater certainty that these needs could be addressed.

## **Alternative 2 – ‘No neighbourhood plan and adoption of Purbeck Local Plan 2018 – 2034’**

### **Developing alternative 2**

44. Dorset Council’s strategy for meeting Purbeck District’s (and the neighbourhood plan areas) housing needs in its emerging Purbeck Local Plan (2018 – 2034) is summarised in: Policy V1: spatial strategy for sustainable communities, Policy H8: small sites next to existing settlements, Policy H9: housing mix, Policy H10: Part M of the Buildings Regulations, Policy H11: affordable Housing, Policy H12: rural exception sites and Policy H14: second homes.
45. The Council’s strategy also includes policies (Policies H3, H4, H5, H6 and H7) which allocate land for housing at key strategic sites - none of these sites are located in the neighbourhood plan area so these policies do not form part of the alternative that has been evaluated in this report.



46. The assessment matrix for evaluating the significance of the environmental effects from the housing strategy in the Purbeck Local Plan (2018 - 2034) submission draft is presented in Appendix 9. The assessment is based on an evaluation of the overall strategy rather than specific policies, using the SEA objectives developed for this environmental report.

### **Conclusion on significance of environmental effects for alternative 2**

47. The evaluation indicates that additional windfall development (unplanned new homes) in Ridge and Stoborough, rural exception sites and small sites are likely to have significant environmental effects. New residential development in the neighbourhood plan area is likely to have a significant effect on Dorset Heathland and Poole Harbour European sites. Construction of new homes permitted by these policies may also cause pollution and new affordable homes on rural exception and small sites could frustrate mineral deposits from being extracted, but these effects were not considered to be significant. There are limited opportunities for the occupiers of homes on small sites/windfall development within villages to make use of sustainable means of transport that might help to mitigate the effects of climate change and flood risk. The policies in the strategy provide the opportunity to deliver new homes needed by the local community and support economic growth in the neighbourhood plan area– but do not identify specific sites which would provide greater certainty that these needs could be addressed.

### **Alternative 3 – ‘Allocate sites, selected from the District Council’s Strategic Housing Land Availability Assessment, to meet the neighbourhood plan areas housing needs’**

#### **Developing alternative 3**

48. Purbeck District Council updated its Strategic Housing Land Availability Assessment (SHLAA) in preparation for the submission of the Purbeck Local Plan (2018 – 2034). The SHLAA lists land that owners have indicated is available for development with new homes. The SHLAA also includes assessments of the sites’ suitability for new homes. These assessments take account of relevant environmental considerations with relevant national planning policies. The third alternative to the housing strategy evaluated in this report is based delivering homes on the land identified as potentially suitable in the District Council’s SHLAA (relevant parts of the District Council’s SHLAA are summarised in Appendix 7).
49. Land which the District Council’s SHLAA has not assessed as suitable does not form of this alternative, nor has this report considered other alternative potential sites (as discussed in paragraphs 7.7, 7.8 and 7.9 of the pre-submission draft Arne Neighbourhood Plan) where these sites have not been confirmed as available for development. Appendix 7 summarises the District Council’s reasons for finding alternative sites as unsuitable. These reasons include: the relationship between the site and access to services and facilities (SHLAA/0087, SHLAA/0088, SHLAA/0089, SHLAA/0090 and SHLAA/0092), effects on Dorset AONB (SHLAA/0087, SHLAA/0088 and SHLAA/0090), adverse effects on European sites (SHLAA/0087, SHLAA/0089 and SHLAA/0090) and accessibility (SHLAA/0087).

50. The District Council's SHLAA identified two potentially suitable small sites for new homes in neighbourhood plan area, these are described as:
- West Lane, Land at Steppingstones Fields, Stoborough; and
  - West Lane, Stoborough.
51. Collectively these sites could deliver up to 30 new homes (based on an estimated density of 30 dwellings per hectare). Allocating these sites for new homes through policies in the neighbourhood plan represents a reasonable alternative to the housing strategy in the pre-submission draft neighbourhood plan. The assessment matrix for evaluating the significance of the environmental effects from delivering new homes on these sites, 'alternative 2' is presented in Appendix 10.

### **Conclusion on significance of environmental effects for alternative 3**

52. The evaluation indicates that new homes on these sites are likely to have significant environmental effects. New residential development in the neighbourhood plan area is likely to have a significant effect on Dorset Heathland and Poole Harbour European sites. Construction of new homes permitted by these policies may also cause pollution and new affordable homes on rural exception sites and development on these small sites could frustrate mineral deposits from being extracted. There are limited opportunities for the occupiers of homes on these sites to make use of sustainable means of transport that might help to mitigate the effects of climate change and flood risk. Developing these sites with new homes provides the opportunity to deliver new homes needed by the local community and support economic growth in the neighbourhood plan area. Allocating specific sites provides greater certainty that these needs will be addressed.

## **Cumulative impacts**

### **Cumulative impacts**

53. The assessment undertaken for this environmental report has taken account of potentially significant cumulative/synergistic effects occurring as a result of the plan.
54. The strategies in the plan, and each of the alternatives, are likely to likely to have significant cumulative effects on European sites (including Dorset Heathlands and Poole Harbour) along with other residential development outside the neighbourhood plan area but between 400metres and 5 kilometres from the boundary of heathland or within the drainage catchment for Poole Harbour. The application of the Purbeck Local Plan Part 1 (and the emerging Purbeck Local Plan (2018 – 2034)) and SPDs allows these cumulative impacts to be considered and mitigated. The potential cumulative landscape impact of alternative 3 (allocating sites) could potentially give rise to a significant cumulative landscape impact as the two potential sites identified are situated in close proximity, but there is some uncertainty regarding this as it may be possible to mitigate this impact through detailed policy criteria on the scale, density and layout (including landscaping) of development.

55. The scale of development anticipated in the neighbourhood plan area, and the associated pollution arising from construction activity and vehicle movements on the local road network, is not likely to contribute toward any significant cumulative environmental effects on the surrounding area.

### Mitigation Measures

56. This part of the report considers the opportunities for mitigating the adverse environmental effects from the pre-submission draft Arne Neighbourhood Plan and the three alternatives described.

### Mitigating environmental effects from housing/tourism strategies in Arne Neighbourhood Plan

57. The housing strategy, and certain types of tourism development, identified in the neighbourhood plan is likely to have significant environmental effects on European.

#### Significant environmental effects on European sites

58. The overall effect of the plan's housing strategy on European sites is moderated by clauses in the housing policies which:
- stipulate that new homes should not be permitted close to protected heathland; and
  - limit the numbers of homes permitted on small sites over the plan period and in the plans first five years.
59. The significant effects from development will also be limited by the number of homes needed in the neighbourhood plan area over the plan period. The Neighbourhood Plan states that: '...various data sources suggest that a reasonable housing target for Arne Parish would be four to six new dwellings per annum to 2030 with an overall cap set at thirty.' (Paragraph 6.5).

Other plans which also relate to the neighbourhood area, include frameworks that outline approaches for avoiding or mitigating adverse effects from further development on European sites. The adopted Purbeck Local Plan Part 1 includes policies relating to biodiversity/geodiversity (Policy BIO), Dorset Heathlands (Policy DH) and Poole Harbour (Policy PH). The emerging submission draft Purbeck Local Plan (2018 – 2034) includes policies relating to conservation of protected sites (Policy E7), Dorset Heathlands (Policy E8), Poole Harbour (Policy E9) and biodiversity and geodiversity (Policy E10).

### Consultation on this Environmental Report and Pre-Submission Draft Neighbourhood Plan

60. Purbeck District Council produced the Habitats Impact Assessment Screening and Appropriate Assessment for Arne's Neighbourhood Plan in February 2019 in consultation with Natural England. Having considered the matter further Purbeck



District Council advised that in the light of the need for an Appropriate Assessment it would be prudent to also complete an SEA.

61. The consultation on the SEA ran from 15 April 2019, and was originally intended to run for 3 weeks to 7 May publicised via email to the statutory consultees and on the website, but on 5 May the consultation was extended to 29 May due to problems with the website meaning that the consultation material had not been properly displayed (the website was updated on 5 May to rectify this error). This consultation was later than the scheduled consultation on the pre-submission draft plan (which ran from the 7 December 2018 to 25 January 2019) due to an earlier screening opinion having indicated that an SEA would not be required, which was then re-considered following the production of the Habitats Impact Assessment Screening and Appropriate Assessment which was finalised in February 2019. Because of this delay, late written representations on the plan were accepted and considered.
62. The main issues raised as part of this consultation, and actions taken, are summarised in the following table.

Respondent	Issues raised	Actions taken
Natural England (16/04)	No comment other than minor typo noted	Typos checked and corrected
Highways England (24/04)	SEA noted - no comments to make	No action
Sandra Brown (17/04) and Ben Buxton (08/05)	Suggest referring to the National Park proposal	No action - the National Park proposal will not have any force until it is designated, for which there is not current timescales. Most of the parish is already part of the nationally protected Dorset AONB, and therefore the national value of the landscape has been taken into account.
Sandra Brown (17/04) and Ben Buxton (08/05)	Suggest that the historic Engine Shed could be better safeguarded and appropriately interpreted	No action – the Engine Shed is Listed (and is shown in Appendix 4) and the Neighbourhood Plan includes a Local Green Space designation to safeguard its setting
Dorset Council (7/05)	Suggest Bournemouth, Dorset and Poole Minerals Strategy (May 2014) is referenced	Reference to the Minerals Strategy is already included in Table 3. Para 5 has been adjusted to more simply reflect the adopted and emerging development plans.
Origin3 / Halsall Homes (29/05)	Criticism of the approach to preparing the plan – namely that the environmental report post-dates, rather than informs, the plan’s strategy giving a	No action – although it is accepted good practice to prepare and consult on the SEA in tandem with the plan it assesses, the legal requirement established through Regulation 13 of the Environmental Assessment of Plans and

	retrospective assessment	Programmes Regulations (2004) references only the need to give consultation bodies and the public consultees “an effective opportunity to express their opinion on the relevant documents”. There is no inherent prejudice caused by the late publication of the SEA (as the comments on the pre-submission draft have still to be considered and the plan examined and late comments on the plan were accepted) and the alternative site options were part of an earlier consultation (June 2016).
Origin3 / Halsall Homes (29/05)	Questions the scoring of alternatives 2 and 3 against objective 2 (landscape - policies should contribute toward conserving and enhancing the natural beauty of the Dorset AONB)	The explanatory wording has been reviewed to provide greater clarity on the basis for the scores. The scores have been reviewed and are considered to be appropriate (and therefore have not been amended) although it is noted that in light of the AONB comments in relation to the recent application at Steppingstones, a significant cumulative impact with the site to the north cannot be ruled out under alternative 3.
Origin3 / Halsall Homes (29/05)	Questions the scoring of alternatives against objective 5 (policies should ensure that: a sufficient number of homes are provided to meet the needs of people in Arne Parish; there are opportunities for economic growth; they support and enable healthy lifestyles; and there are opportunities to create safe and accessible places)	The explanatory wording has been reviewed to provide greater clarity on the basis for the scores, in particular giving consideration to the potential for the delivery of affordable housing (as the main issue raised), although this is only one element of the SEA objective. The scores have been reviewed and are considered to be appropriate (and therefore have not been amended). It is noted that the recent application for up to 30 dwellings on land at Steppingstones was not accompanied by a Legal Agreement to provide affordable housing.
Terence O’Rourke / Rempstone Estates (21/05)	Lack of consistency between the EIA screening opinion for approx 35 dwellings on	No action - the EIA and SEA processes are governed by difference legislation. More recently the LPA has taken the decision to

	<p>land at Steppingstones Field, West Lane, Stoborough, the Council’s sustainability appraisal of the emerging Purbeck Local Plan and the SEA Environmental Report for the Arne NP</p>	<p>refuse the outline application in relation to this site (ref: 6/2019/0015) citing significant adverse long-term effects that would not conserve and enhance the character of the AONB and potential unacceptable impacts on Dorset Heaths International Designations due to the absence of suitable on-site / off-site heathland mitigation The Environmental Report does not use the same scoring criteria as the Council’s Sustainability Appraisal of the emerging Local Plan (which uses a 5-point rather than 3-point scale), and the Local Plan covers a much wider geographic area within which such development could be delivered, and in the summary of H8 notes that “The policy would in the main have neutral or positive effects but could have irreversible negative impacts in terms of biodiversity and loss of green infrastructure that would be difficult to fully mitigate for due to the small size of sites”. Given the findings of the Habitats Regulation Assessment, it is clear that there is likely to be significant adverse environmental effects on European sites in the absence of effective mitigation in this particular area. It is noted that Natural England have not objected to the scoring proposed in this report.</p>
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63. In response to the HRA screening and appropriate assessment consultation document Feb 2019, Nick Squirrell of Natural England responded as follows:

*“I have reviewed the document and I agree with the conclusions reached in it regarding the scale of additional residential dwellings and other proposals with similar effects eg tourism, sheltered housing etc.*

*Natural England and the District and Neighbourhood Plan Group had active discussions concerning a suitable and appropriate scale of new housing for individual developments likely to come forward in the Arne NP.*

*Concerns were raised about ensuring suitable mitigation could be delivered when applications came forward either in a phased manner at one site or several individual*

*locations around a settlement, which if they were all considered at the same point would require bespoke mitigation due to cumulative effects.*

*Arne NP area is very constrained by the proximity of European and internationally designated sites (see Annexe 1) such that locations for additional residential development which are also in or adjacent to existing settlements and likely to be sustainable are effectively restricted to parts of Stoborough. Other constraints such as flood plans, landscape impacts etc further reduce opportunities.*

*Natural England and the NP Group therefore reached a conclusion based upon these issues and a need also to meet other policy and residents objectives that a pragmatic and appropriate scale for new developments would be up to 6 dwellings (Policy 4).*

*Natural England also confirms that the likely adverse effects considered in the consultation which are those relating to two adopted SPDs and one which has recently been the subject of a consultation are those which are relevant to the plan and identify the necessary relevant effects.”*

64. Amendments have been made to the policy wording contained within the Arne Neighbourhood Plan and this SEA has been checked to ensure that no further amendments are required in relation to the assessment of the various policies.

## Recommendation

65. The Arne Neighbourhood Plan submission draft will lead to positive effects to ‘Material Assets, Population and Human Health’ SEA sub theme. The land use policies relating to housing in the plan create the opportunity to deliver further homes that will help meet the local housing need and create a context that will support economic growth. The criteria based small sites policy in the neighbourhood plan housing strategy provides a flexible approach that allows the landscape and cultural heritage assets to be taken into consideration in decision making on individual applications. The policy criteria reflect local preferences and the desire for high quality development for the local community.
66. The Arne Neighbourhood Plan is likely to have significant effects on ‘Biodiversity, Geology, Flora and Fauna’ assets. The effects are not likely to be more significant than alternatives and other plans provide a mechanism for mitigating the adverse effects on European sites. The specific limits on the numbers of new homes permitted on small sites in the neighbourhood plan provide a further safeguard on preventing residential development from adversely affecting the integrity of European sites.
67. The Arne Neighbourhood Plan is likely to have some effect on soil, water, air and climatic assets. The scale of development envisaged in the neighbourhood plan, and drafting of planning policies, will limit the significance of these effects.
68. The alternatives assessed through this environmental report are also likely to have significant effects on European sites and similar positive effects in meeting the local community’s needs. The recent application for up to 30 dwellings on land off West Lane (Steppingstones) has been taken into account, as this provides a useful insight into how the alternatives to the small sites policy could fare, but is not the only option that could

potentially come forward and therefore the assessment of alternatives contained in this plan takes a broader view. A strategy that involves allocating specific sites could in theory provide greater certainty that local housing needs can be addressed, but as a consequence is less flexible than the criteria based small sites policies in the neighbourhood plan and emerging local plan.

69. Environmental considerations have been taken into consideration when preparing the neighbourhood plan and the assessments in this report demonstrate that the strategy in the neighbourhood plan is appropriate and likely to encourage sustainable patterns of development.

## Monitoring

70. The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored in order to identify unforeseen adverse effects and to be able to undertake remedial action.
71. The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
72. Monitoring should assess whether:
- the assessment’s predictions of sustainability effects are accurate;
  - mitigation measures are performing as well as expected;
  - there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.

## Monitoring Framework

73. The table below summarises the SA objectives and proposals for monitoring the significant effects of implementing the Local Plan.

SEA objective	Proposed indicator	Target
<b>Ensure that planning policies will not adversely effect the integrity of European sites and explore opportunities to enhance habitats and biodiversity.</b>	SANG and nitrogen reduction delivery.	<ul style="list-style-type: none"> <li>• No development resulting in harm to European sites.</li> <li>• Secure conservation and enhancement of biodiversity and geodiversity.</li> <li>• Managing access to European sites.</li> </ul>

Table 8: Monitoring framework

## Next steps

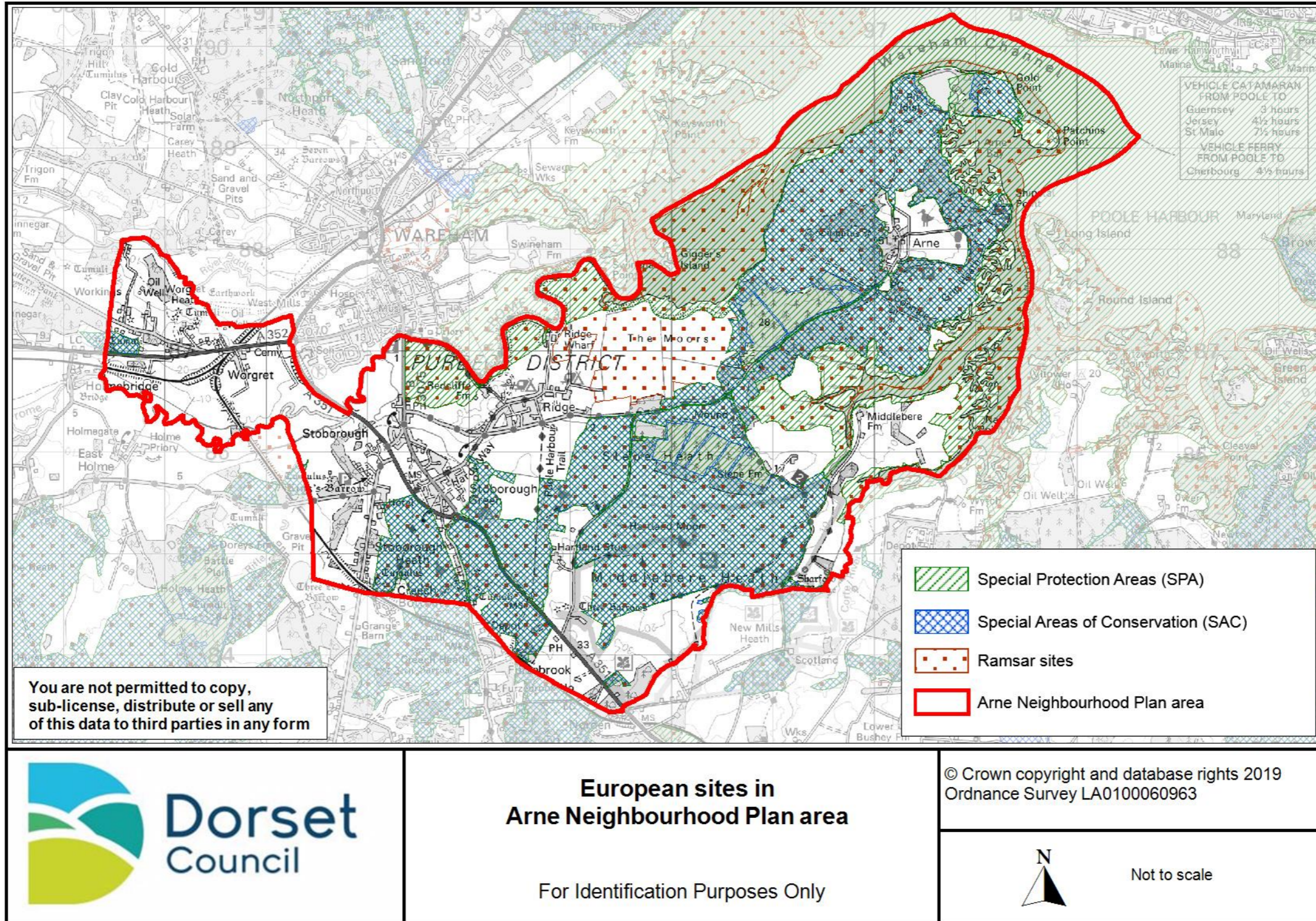
74. The neighbourhood plan steering group has taken into account of the reports’ findings and responses to the report, and has made changes to this report as a result. Changes have also been made to the pre-submission draft neighbourhood plan, in

response to the consultation feedback received, but do not alter the main findings outlined in this report.

75. The final version of the neighbourhood plan and environmental report will be submitted to Dorset Council (who replaced Purbeck District Council in April 2019 as the Local Planning Authority for the Neighbourhood Plan area), for its examination. Dorset Council will then publicise the neighbourhood plan and environmental report before making arrangements for the plan to be examined. Following examination the examiner will publish a report to help guide Dorset Council's assessment, of whether the neighbourhood plan is sound. If Dorset Council consider that the neighbourhood plan is sound it will be referred to the local community for referendum.
76. If at any point leading up to referendum the neighbourhood plan is subject to any material changes it will be subject to revaluation under the environmental directive.



Appendix 1 – European sites



European sites in Arne Neighbourhood Plan area

For Identification Purposes Only



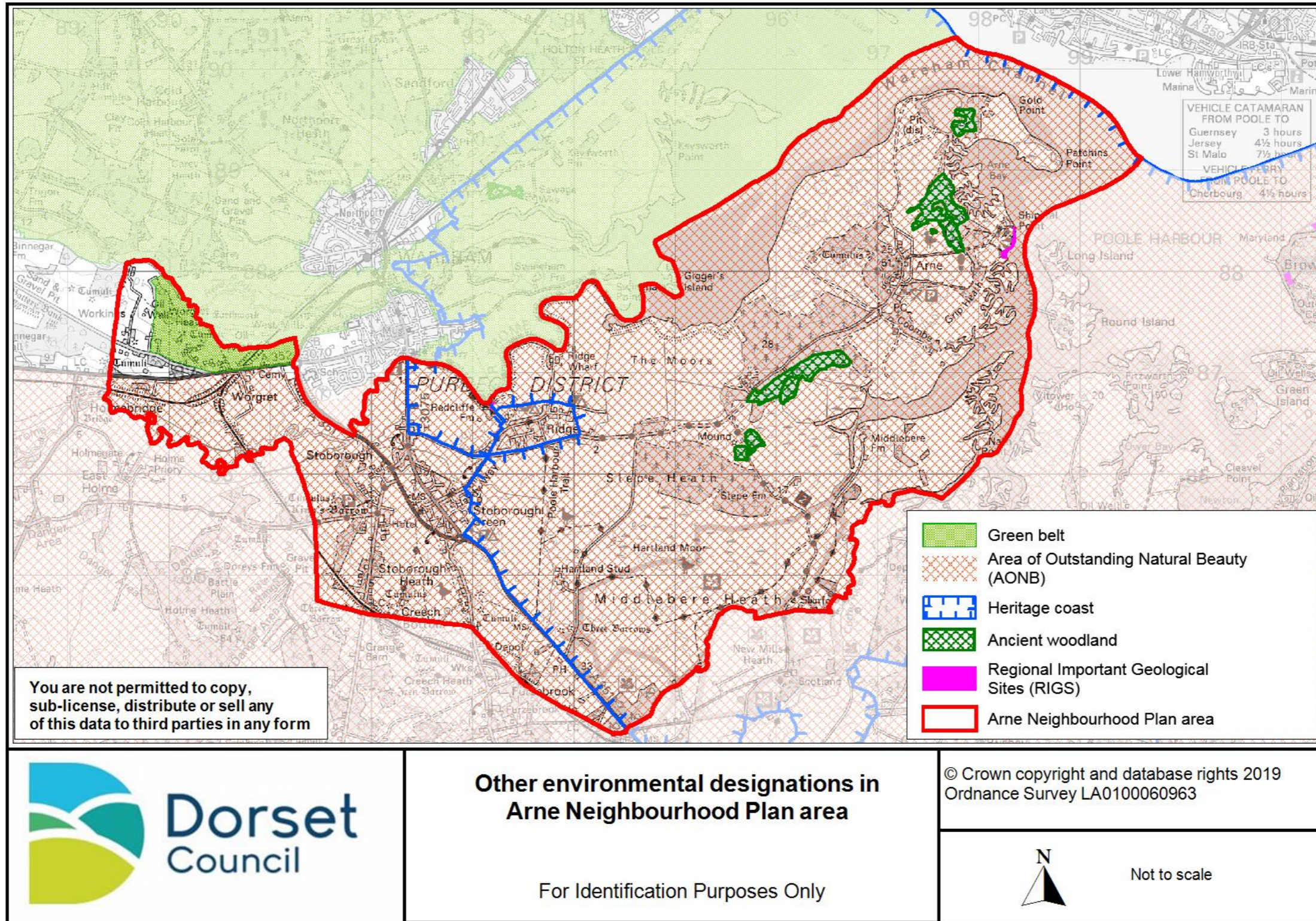
Not to scale





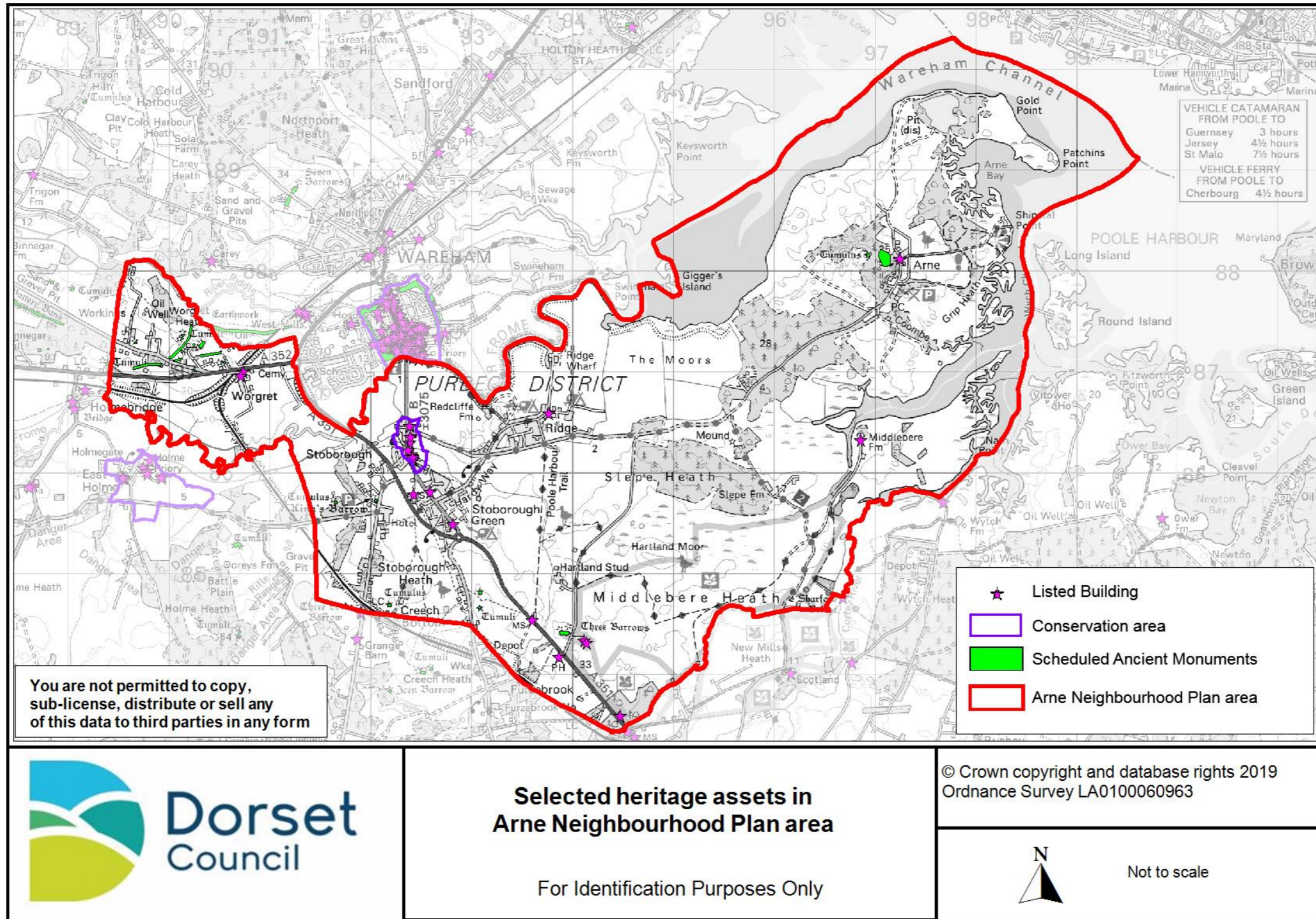


Appendix 3 – National Landscape Designations, local geological sites, Ancient Woodland and green belt



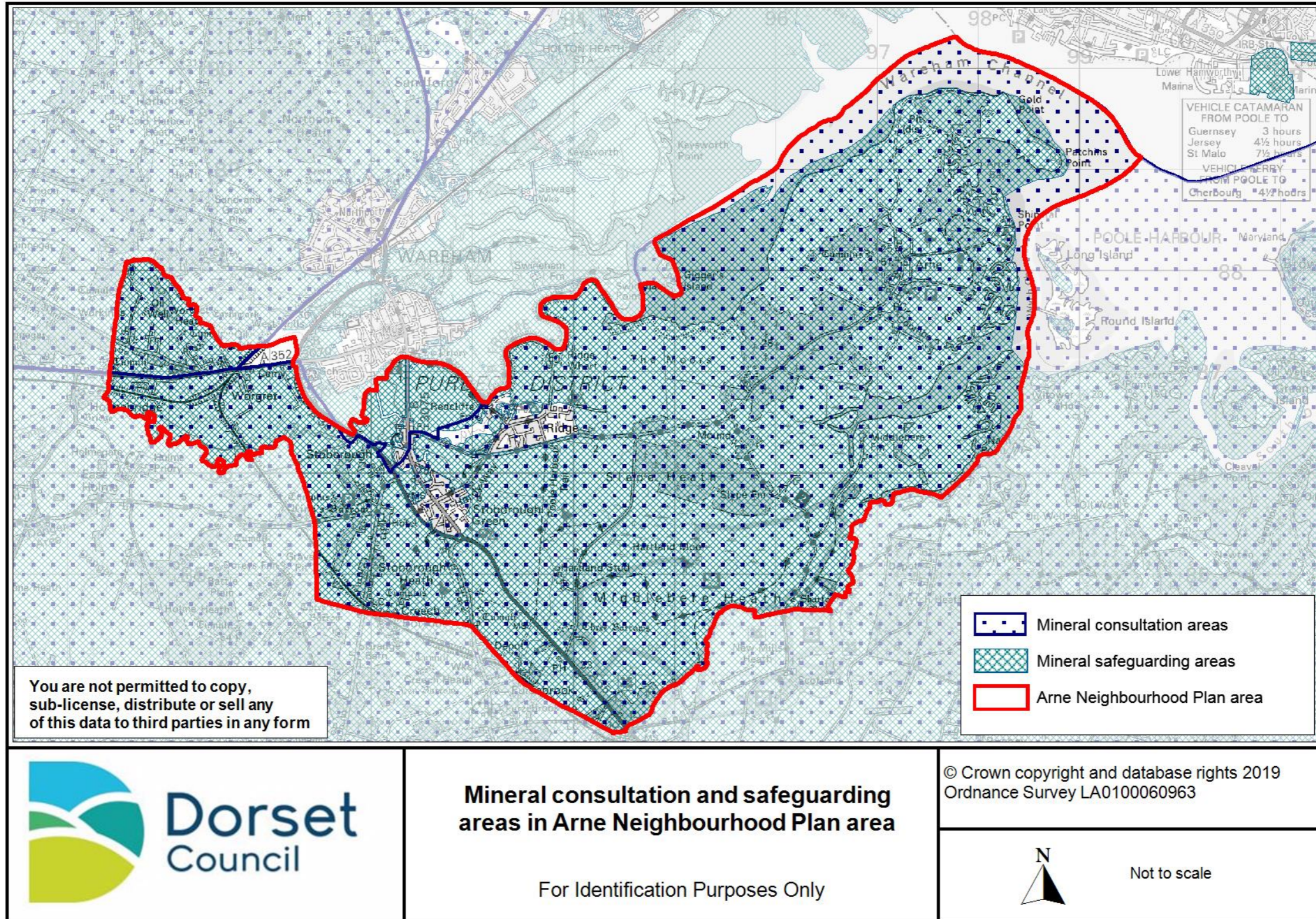


Appendix 4 – Heritage Assets



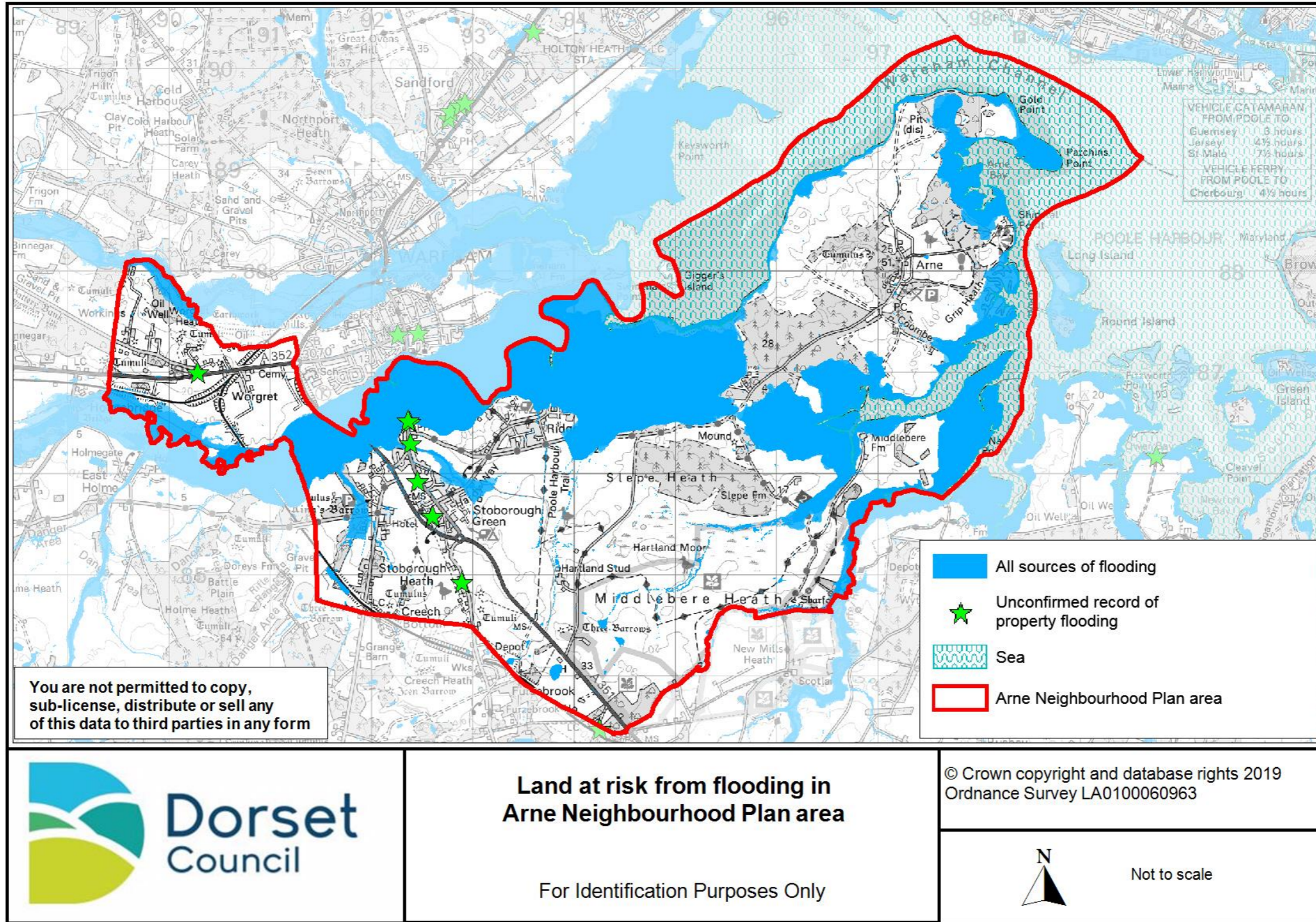


Appendix 5 – Mineral Assets





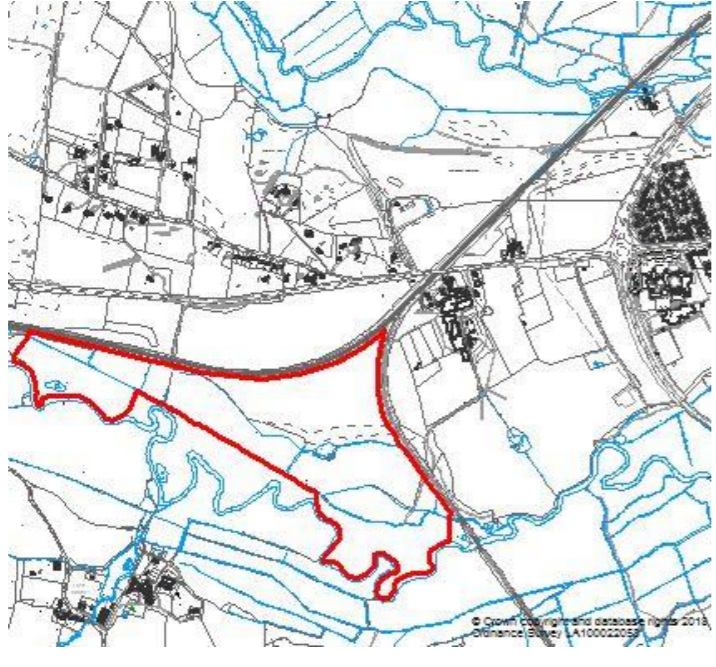
Appendix 6 – Land at risk from flooding







## Appendix 7 – Purbeck District Council’s Strategic Housing Land Availability Assessment (SHLAA)

77. The District Council updated its SHLAA as part of preparations for the submission draft Purbeck Local Plan (2018 – 2034). The District Council’s SHLAA orders land which has been available for housing according to its estimated capacity to deliver homes (unless other relevant information has been provided the District Council estimated capacity by applying a housing density of 30 dwellings per hectare to the size of the land made available). As part of its housing strategy the District Council has sought to allocated new homes on suitable large sites (i.e. with an estimated capacity greater than 30 new homes) and list all those sites with an estimated capacity of less than 30 new homes. For these small sites the District Council has also gone onto consider whether the first requirement of policy H8: sites has been addressed.
78. This appendix summarises the land made available for new homes in the neighbourhood plan area, key environmental considerations relating to each site and the District Council’s conclusion on whether the land was suitable. Paragraphs 7.7, 7.8 and 7.9, and Map 2 and 3, of the pre-submission draft Arne Neighbourhood Plan also discusses some these sites in addition to a number of other sites not referred in the District Council’s SHLAA. The other sites referred to the neighbourhood plan have been considered by the District Council in earlier published SHLAAs, but their owners have not verified that or no longer wish to make their available for development. For these reasons they were not presented as an alternative in the latest SHLAA.
79. The District Council’s SHLAA identifies the following large sites with an estimated capacity for 2,202 new homes:

District Council reference and site description	Estimated capacity	Key environmental considerations	Conclusions on suitability
<p>SHLAA/0087 – Land south west of Worgret Junction, Worgret, Wareham</p> 	<p>1144 new homes</p>	<ul style="list-style-type: none"> <li>• AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones;</li> <li>• Flood risk (surface water and fluvial);</li> <li>• Effect of noise from existing sources on new homes; and</li> <li>• Effect of new homes on European sites.</li> </ul>	<p>Unsuitable in principle because site is not closely related to Wareham, the site is inaccessible, development would potentially have adverse impacts on the Dorset Area of Outstanding Natural Beauty and it is not clear how adverse effects on European sites could be avoided or mitigated.</p>

District Council reference and site description	Estimated capacity	Key environmental considerations	Conclusions on suitability
<p>SHLAA/0088 – Land at Worgret Manor, Worgret, Wareham</p> 	<p>500 new homes</p>	<ul style="list-style-type: none"> <li>• AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones;</li> <li>• Flood risk (surface water and fluvial);</li> <li>• Effect of noise from existing sources on new homes; and</li> <li>• Effect of new homes on European sites.</li> </ul>	<p>Unsuitable in principle because site is not closely related to Wareham and no exceptional circumstances for major development in the Dorset Area of Outstanding Natural Beauty (AONB).</p>
<p>SHLAA/0089 – Land north of the A352, Worgret Manor, Worgret, Wareham</p> 	<p>78 new homes</p>	<ul style="list-style-type: none"> <li>• Green belt;</li> <li>• Adjacent to AONB;</li> <li>• Minerals safeguarding area; and</li> <li>• Effect of new homes on European sites.</li> </ul>	<p>Unsuitable in principle because site is not closely related to Wareham and it is not clear how adverse effects on European sites could be avoided or mitigated.</p>

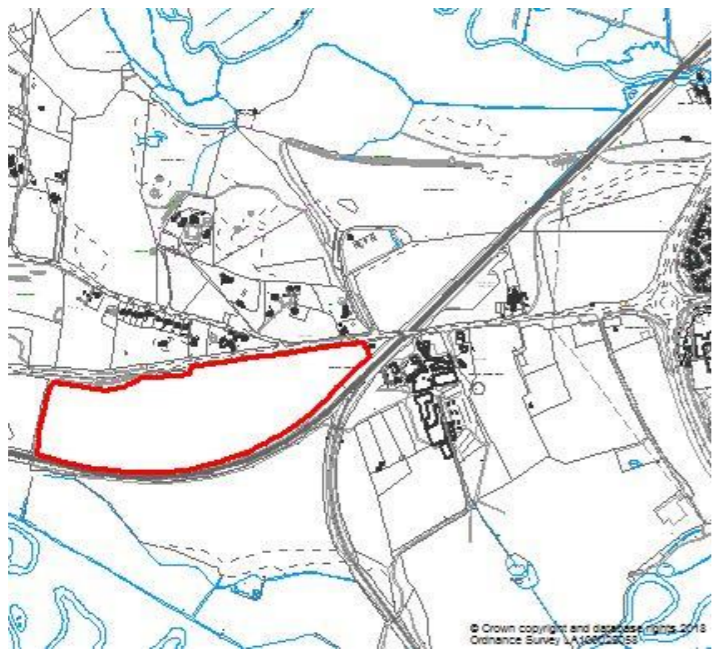

District Council reference and site description	Estimated capacity	Key environmental considerations	Conclusions on suitability
<p>SHLAA/0090 – Land north-west of Worgret Junction, Worgret</p>  <p>© Crown copyright and database rights 2018 Ordnance Survey, LA100020258</p>	<p>Around 378 new homes</p>	<ul style="list-style-type: none"> <li>• AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones;</li> <li>• Effect of noise from existing sources on new homes; and</li> <li>• Effect of new homes on European sites.</li> </ul>	<p>Unsuitable in principle because site is not closely related to Wareham, potential adverse impact on the Dorset Area of Outstanding Natural Beauty and it is not clear how adverse effects on European sites could be avoided or mitigated.</p>
<p>SHLAA/0092 – Land west of railway line at Worgret</p>  <p>Purbeck D.C. Licence No. LA100022026</p>	<p>102 new homes</p>	<ul style="list-style-type: none"> <li>• Green belt;</li> <li>• Adjacent to AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones; and</li> <li>• Effect of new homes on European sites.</li> </ul>	<p>Unsuitable in principle because site is not closely related to Wareham.</p>

Table 9: Land made available for homes in Purbeck District Council Strategic Housing Land Availability Assessment.

80. The District Council’s SHLAA also identifies the following potentially suitable small housing sites in the neighbourhood plan area:





District Council site description	Estimated capacity	Key environmental considerations
<p>West Lane, Land at Steppingstones Fields, Stoborough</p> 	<p>15 new homes</p>	<ul style="list-style-type: none"> <li>• AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones; and</li> <li>• Effect of new homes on European sites.</li> </ul>
<p>West Lane, Stoborough</p> 	<p>15 new homes</p>	<ul style="list-style-type: none"> <li>• AONB;</li> <li>• Minerals safeguarding area;</li> <li>• Ball clay consultation zones;</li> <li>• Flood risk (surface water and fluvial) and</li> <li>• Effect of new homes on European sites.</li> </ul>

Table 10: Possible small sites identified in Purbeck District Council’s Strategic Housing Land Availability Assessment.

**Appendix 8 – Assessment matrix for reasonable alternative 1 (Purbeck Local Plan Part 1 (2012)).**

Purbeck Local Plan Part 1 (2012) policy	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
Encouraging windfall development in existing towns and villages with a settlement boundary.	New homes permitted in existing villages is likely to have a significance effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes in existing settlements could affect landscape character.	New homes in existing settlements could affect the significance of heritage assets (including designated and non-designated assets).	Development may cause pollution during construction. There are limited opportunities for occupants of new homes to make use of sustainable modes of transport to access work, services and facilities.	The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. Delivery of homes is also likely to contribute toward supporting the local economy.
Discouraging inappropriate development in the countryside.	Limiting development in the countryside also limits the opportunities for adverse effects on European sites.	Limiting development in the countryside also limits the opportunities for adverse effects on landscape character.	Limiting development in the countryside also limits the opportunities for adverse effects on the historic environment.	Limiting development in the countryside limits potential significant effects on soil, water, air and climatic factors.	Strictly controlling development limits the opportunity to meet the development needs of the neighbourhood plan area – including the need to deliver homes for the local community's and to support economic growth.
Delivering affordable homes	n/a	n/a	n/a	n/a	The requirements of the policy help to ensure that the local community's needs for new homes can be addressed.
Supporting affordable homes on suitable sites around existing towns and villages as an exception to other policies in the Purbeck Local Plan Part 1.	New homes permitted on rural exception sites are likely to have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on rural exception sites could affect landscape character.	New homes on rural exception sites could affect the significance of heritage assets (including designated and non-designated assets).	Development may cause pollution during construction and could frustrate mineral deposits from being extracted.	The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. Delivery of homes is also likely to contribute toward supporting the local economy.
Encourages tourist accommodation and attractions in existing towns and villages, and on suitable sites in the countryside.	The policy could permit development that would have a significant effect on European sites.	New tourism development could have an adverse effect on the AONB.	Tourism related development permitted by the policy could affect the significance of heritage assets.	Development may cause pollution during construction.	Creating the conditions necessary to support suitable tourism related development will create the conditions to support economic growth in the local community.

Table 11: Assessment matrix for reasonable alternative 1.

**Appendix 9 – Assessment matrix for reasonable alternative 2 (adoption of Purbeck Local Plan 2018 – 2034).**

Purbeck Local Plan (2018 - 2034)	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
Delivering new homes on small sites around existing towns and villages.	New homes permitted on small sites are likely to have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on small sites could affect landscape character, particularly given that these could result in multiple sites of up to 30 dwellings around any one dwelling. However the policy as written includes the requirement that small sites next to existing settlements must not harm the character and value of any landscape.	New homes on small sites could affect the significance of heritage assets (including designated and non-designated assets).		The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. It does not guarantee the provision of affordable housing as this will depend on the site size and thresholds agreed through Policy H11 and sites that may come forward as rural exception sites. The policy provides a flexible approach to meeting housing need by not identifying specific sites. Delivery of homes is also likely to contribute toward supporting the local economy.
Delivering a mix of different types of homes needed by the local community.	n/a	n/a	n/a	n/a	The requirements of the policy help to ensure that the local community's needs for different types/design of new homes can be addressed.
Delivering affordable homes	n/a	n/a	n/a	n/a	The requirements of the policy help to ensure that the local community's needs for new homes can be addressed.
Supporting affordable homes on suitable sites around existing towns and villages as an exception to other policies in the Purbeck Local Plan Part 1.	New homes permitted on rural exception sites are likely to have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on rural exception site could affect landscape character.	New homes on rural exception sites could affect the significance of heritage assets (including designated and non-designated assets).		The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. The policy provides a flexible approach to meeting housing need by not identifying specific sites. Delivery of homes is also likely to contribute toward supporting the local economy.



Purbeck Local Plan (2018 - 2034)	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
Avoiding second homes.	n/a	n/a	n/a	n/a	The requirements of the policy are likely to assist in sustaining local facilities and services, and to meet the housing needs of the local community.
Encourages tourist accommodation and attractions in existing towns and villages, and on suitable sites in the countryside.	The policy could permit development that would have a significant effect on European sites.	New tourism development could have an adverse effect on the AONB.	Tourism related development permitted by the policy could affect the significance of heritage assets.	Development may cause pollution during construction.	Creating the conditions necessary to support suitable tourism related development will create the conditions to support economic growth in the local community.

Table 12: Assessment matrix for reasonable alternative 2.

### Appendix 10 – Assessment matrix for reasonable alternative 3 (Allocate sites, selected from the SHLAA).

Delivering new homes on SHLAA sites	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
West Lane, Land at Steppingstones Fields, Stoborough	New homes permitted on the site are likely to have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on the site could have an adverse effect on landscape character of the AONB, although any site allocations could include criteria to help reduce or mitigate this. In relation to the recent outline application for up to 30 residential dwellings on this site (and extending onto land further to the south), it is noted that the AONB Officer objected on the basis that the scale, form and location of the proposal would not conserve and enhance the character of the AONB. However the SHLAA site is smaller and it is considered that a reduced site should not have a significant adverse impact,	New homes on the site could affect non-designated heritage asset (water meadows – historic environment record number WX4009).	New homes on parts of the site could be at risk from surface water and fluvial flooding.	The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. It does not guarantee the provision of affordable housing as this will depend on the site size and viability, but on-site provision should be possible on sites of 10 or more dwellings. Identifying specific housing sites provides greater certainty that housing needs are likely to be addressed. Delivery of homes is also likely to contribute toward supporting the local economy.

Delivering new homes on SHLAA sites	SEA objective 1 Biodiversity, Geology, Flora and Fauna	SEA objective 2 Landscape	SEA objective 3 Cultural heritage	SEA objective 4 Soil, Water, Air and Climatic factors	SEA objective 5 Material Assets, Population and Human Health
		although a significant cumulative impact with the site to the north cannot be ruled out.			
West Lane, Stoborough	New homes permitted on the site are likely to have a significant effect on European sites in the Parish (Dorset Heathlands and Poole Harbour).	New homes on the site could have an adverse effect on landscape character of the AONB, although any site allocations could include criteria to help reduce or mitigate this. A significant cumulative impact with the site to the north cannot be ruled out (see above)	New homes on the site could affect non-designated heritage asset (water meadows – historic environment record number WX4009).		The requirements of the policy help to ensure that the local community's needs for new homes can be addressed. It does not guarantee the provision of affordable housing as this will depend on the site size and viability, but on-site provision should be possible on sites of 10 or more dwellings. Identifying specific housing sites provides greater certainty that housing needs are likely to be addressed. Delivery of homes is also likely to contribute toward supporting the local economy.

Table 13: Assessment matrix for reasonable alternative 3.

