

Appendix 4 – Summary of the screening for likely significant effects and proposed mitigation strategy undertaken for the Purbeck Local Plan Part 1 and through consultations relating to the review of the Purbeck Local Plan Part 1 (2015, 2016 and 2018)

Purbeck Local Plan Part 1 (2012)

203. The Purbeck Local Plan Part 1 was adopted in November 2012. It included a strategy for delivering 2,520 homes over the plan period (2006 to 2027). Using Policy HS: Housing Supply, the sources of supply are summarised in the table below.

Source of supply	Total number of homes
Completions	830
Commitments	280
Character area potential	710
Council owned sites	50
Settlement extensions	570
Windfall	80
Total	2,520

Table 15: Summary of sources of housing land supply between 2006 and 2027 Purbeck Local Plan Part 1 (2012) (Policy HS: Housing Supply).

204. The council divided Purbeck into five spatial areas (North West, South West, Central, North East and South East). The table below summarises the spatial distribution of homes according to the source of supply.

	Completion s	Commitment s	Characte r area potential	Settlemen t extension	Counci l owned	Windfal l	Tota l
North West	30	10	20	50		10	120
South West	240	40	70	30**		10	360
Centra l	50	40	160	200	10	15	475
North East	230	30	200	120		25	605
South East	280	160	260	200	40	20	960
Total	830	280	710	570	50	80	2520

Table 16: Spatial distribution according to sources of supply Purbeck Local Plan Part 1 (Policy HS: Housing Supply). (**A settlement extension at Bovington is not included in the total figures because dwellings will be military housing and not for sale on the open market).

205. Policy HS estimates that 725 homes (approximately 29%) will be delivered in northern Purbeck, 475 homes (approximately 19%) in central Purbeck and 1,320 homes (approximately 52%) in southern Purbeck.

206. The Habitats Regulation Assessment (HRA) (2011) for the Purbeck Local Plan Part 1 screened Policy HS: Housing Supply as giving rise to likely significant effects on

Dorset Heaths (including Dorset Heaths (Purbeck and Wareham) and Studland Dunes SAC, the Dorset Heathlands SPA and the Dorset Heathlands Ramsar) (Habitats Regulation Assessment of the Purbeck Core Strategy, Proposed Changes to the Pre-submission Version, Sept 2011, Table 1).

207. The 2011 HRA analyses travel times (from trips made using a vehicle) to access Dorset Heaths from various locations across Purbeck. The HRA concludes that 'Map 3 shows that all of Purbeck District is within 25 minutes (or less) drive of an access point onto a heath. All new development within the strategy (i.e. 2400 houses) is within 15 minutes' drive of a heath.' (Paragraph 5.29).

208. The HRA goes on to outline mitigation measures needed to avoid adverse impacts on the integrity of Dorset Heaths. These include:

- Strategic Access Management and Monitoring (SAMM). These measures include discouraging access at particular sites, encouraging use of alternative sites which are not protected (making certain sites harder to access and encouraging access at others) and wardening; and
- Suitable Alternative Natural Greenspaces (SANG).

209. At paragraph 5.51 the HRA states that 'The characteristics of the heaths (large attractive sites with views) and spatial distribution of development in Purbeck (scattered across a number of settlements), indicate that SANG provision needs to be delivered by a small number of well located, large sites, each sufficient to 'compete' with the heaths.' (Paragraph 5.51).

210. Paragraph 5.52 goes onto identify three 'ideal' broad locations for SANG. These include: in the north of the district (between Lytchett Matravers and Bere Regis or to the north of Bere Regis, in order to provide opportunities for recreation for residents of Bere Regis and Lytchett Matravers), near Wareham (drawing new residents away from sensitive locations within Wareham Forest and Hartland/Stoborough/Arne) and to north of Studland.

Purbeck Local Plan (2018-3034)

Habitats Regulation Assessment of the Partial Review of the Purbeck Local Plan Part 1; Issues and Options (2015)

211. The issues and options consultation sought representation on proposals to deliver 2,244 new homes over the plan period⁴⁷ (option 2a) or to deliver 2,244 new homes over the plan period (option 2b). The HRA considered the suitability of mitigation measures put forward for the proposed housing allocations. At the time the HRA was undertaken the predecessor district and unitary councils in Dorset were reviewing the 'Dorset Heathlands Planning Framework 2012-2014'.

⁴⁷ The council consulted on two options for the plan period. Option 1a was for a plan period between 2017 to 2031 (14 years) to coincide with Partial Review of the Poole Core Strategy (2031). Option 1b for a plan period exceeding 14 years.

212. At paragraph 4.13 the HRA states that: ‘...at the moment it is not clear how the mitigation in Purbeck will be delivered. Without the details in the forthcoming SPD it is not possible to complete the appropriate assessment.’
213. The HRA included an appropriate assessment for ‘Country Park and Tourist Accommodation at Morden’ (page 55). It considered the option for delivering between 80 to 100 holiday chalets and a large area of public open space. The assessment considered the possible origins of visitors to the proposed public open space using visitor survey data relating to Sherford Bridge (the data was collected in 2008 and 2014 [Wild Purbeck NIA visitor work]). Map 11 of the HRA suggests visitors to Sherford Bridge originate from the following broad areas within Purbeck: Lytchett Matravers, Upton and Wareham. (The is also shows a small cluster of visitors originating from Bere Regis and the villages between Bere Regis and Lytchett Matravers [Morden, Bloxworth etc.]). Outside Purbeck there is a reasonably even spread of visitors originating from across Poole and a small cluster of visitors originating from Corfe Mullen.
214. The HRA states that ‘It can be seen that the SANG could function well in terms of drawing residents from Upton, Lytchett Minster and the west of Poole in particular.’ (Paragraph 8.5).

Habitats Regulations Assessment of the Partial Review of the Purbeck Local Plan Part 1; Options

215. The HRA gave screening assessments for each emerging policy and proposed allocations for development in the Options document. The need for new homes was re-assessed for the options at 3,080. In addition to those planned for in Purbeck Local Plan Part 1 (2,520) this gave rise to a need for 5,600 new homes up to 2033 (or 238 new homes each year).
216. The HRA comments on the effectiveness of SANG delivered with the settlement extension to Wareham (known as Westgate) and Upton. (Paragraphs 4.16 and 4.17). It reiterates many of the issues identified in the 2015 HRA in respect to ‘Country Park and Tourist Accommodation at Morden’ (pages 56 to 58). At paragraph 7.7 the HRA states that: ‘At present it is concluded that it may be possible for the Country Park to function as a strategic SANG and in some ways the location is ideal. New facilities here could be linked with management of roadside parking along the B3075 to better manage access across this part of Wareham Forest. As such there are some clear positive benefits for the European sites. Potential constraints relate to the chalet accommodation and how these can be made compatible with the SANGs delivery.’

Habitats Regulations Assessment of Revised Housing Options for the Purbeck Local Plan Review (2018)

217. As with earlier HRA this iteration provided screening assessments for policies and proposed allocations for development in the Options document. The council reassessed housing need for the consultation. The revised assessment was for 2,890 new homes between 2016 and 2033 (or 170 new homes each year).

218. The council introduced a proposed housing policy through the options consultation that would permit small numbers of homes around existing settlements. The council was not able to provide detailed evidence around the distribution of homes on these small sites. The council estimated that around 220 new homes could be delivered on small sites. The HRA states that: 'There will be a need to include reference to European site mitigation as part of this new policy, and it should also recognise that project level HRA will be required, and some locations may not be able to rule out adverse effects on European sites.' (Paragraph 5.26).