



Purbeck Local Plan (2018-2034)

Dorset Council: Sustainability Appraisal Post Adoption
Statement

July 2024

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Introduction

1. This document provides the Post-Adoption Statement for the Purbeck Local Plan (2018-2034) ('Local Plan'), which was adopted on 18 July 2024 by Dorset Council.
2. The Local Plan is the main basis for making decisions on planning applications within Purbeck which is part of the larger administrative area for Dorset Council. The Local Plan provides a general policy framework and suggests sites for development to meet the housing and employment needs in Purbeck.
3. Sustainability appraisals were undertaken whilst developing the Local Plan. The purpose of the appraisals was to ensure that environmental, social and economic issues were considered throughout the development of the Local Plan in order to support sustainable development through the planning system.
4. The purpose of the Post-Adoption Statement is to satisfy the legislative requirements of Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations (2004), which are explained in the Legislative Background section below.

Legislative background

5. European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment ('the SEA Directive') states that a Strategic Environmental Assessment is mandatory for plans prepared for town and country planning and land use purposes.
6. The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (2004), which requires the Sustainability Appraisal of local development plan documents.
7. The Town and Country Planning (Local Planning) Regulations (2012) states that a sustainability appraisal report must be completed for Local Plan documents in accordance with section 19(5) of the Planning and Compulsory Purchase Act (2004).
8. In accordance with these regulations, a Sustainability Appraisal was completed for the Local Plan as an iterative assessment of the plan throughout its development.
9. Article 9 of the SEA Directive requires that when a plan or programme is adopted, the Council makes available a statement summarising:

“how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to 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.”

10. This requirement in European law has been transposed into UK law through Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations (2004), which requires the responsible authority to produce a statement containing the following information as soon as reasonably practical after the adoption of a plan or programme:
- how environmental considerations have been integrated into the plan or programme;
 - how the environmental report has been taken into account;
 - how opinions expressed in response to:
 - i. the invitation referred to in regulation 13(2)(d);
 - ii. action taken by the responsible authority in accordance with regulation 13(4), have been taken into account;
 - how the results of any consultations entered into under regulation 14(4) have been taken into account;
 - the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
 - the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme (regulation 17).

How environmental considerations have been integrated into the local plan

11. The sustainability appraisal process involves assessing the performance of a plan or a programme against a series of sustainability objectives to test whether it is likely to result in significant environmental effects. These sustainability objectives are often collectively known as the sustainability framework.
12. The sustainability framework for the Local Plan was developed during the scoping stage for the sustainability appraisal by considering the following:
 - the environmental objectives of other plans, programmes and objectives on a local, national and international scale;
 - Purbeck’s characteristics; and
 - Purbeck’s key environmental problems (see Table 1).
13. This ensured that both the wider environmental considerations and the specific environmental problems in Purbeck (presented in Table 1) were integrated into the sustainability framework and therefore the Local Plan, since each policy and allocation was tested using the sustainability framework.

Key sustainability issues, opportunities and problems identified in the scope of sustainability appraisal	How is this reflected in the sustainability framework
Issue of insufficient affordable housing.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Meet as much of the area’s housing need as possible. • The area needs both market and affordable homes, and this objective allows the issue to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue of high numbers of second homes and holiday homes.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Meet as much of the district’s housing need as possible. • This objective allows the need for different types of homes (including homes occupied as people’s main residence, holiday homes and second homes) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue of concerns over too many flats and not enough family housing.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Meet as much of the district’s housing need as possible. • This objective allows the need for different types of homes (including flats and houses) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Opportunity to choose from the large amount of land submitted by landowners for potential development throughout Purbeck.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Meet as much of the district’s housing need as possible. • This objective allows the need for homes to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue that much of the district is within 400 metres of heathland and cannot be built on. All housing will need to contribute towards heathland mitigation. Opportunity for Suitable Alternative Natural Greenspaces (SANGs).	<ul style="list-style-type: none"> • SA objective based on the issue identified: Meet as much of the district’s housing need as possible. • This objective allows the need for homes to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.

Key sustainability issues, opportunities and problems identified in the scope of sustainability appraisal	How is this reflected in the sustainability framework
Issue that residents value their local services and would like to retain them	<ul style="list-style-type: none"> • SA objective based on the issue identified: Promote services and facilities where need is identified. • This objective allows local services to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue that rural villages need new and improved community facilities.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Promote services and facilities where need is identified. • This objective allows the need for community facilities to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue that Purbeck has an increasingly ageing population.	<ul style="list-style-type: none"> • SA objectives based on the issue identified: Meet as much of the area’s housing need as possible & promote services and facilities where need is identified. • These objectives allow the age profile of the area’s population to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue that wages are lower than county and national averages.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Harness the economic potential of tourism and widen employment opportunities. • This objective allows the employment opportunities (including those opportunities which are likely to increase local earning potential) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Issue that wages in tourism can be low and are seasonal.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Harness the economic potential of tourism and widen employment opportunities. • This objective allows the employment opportunities (including those opportunities which are likely to diversify the range of jobs) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
Opportunities for economic growth in advanced engineering; environmental technology; creative industries; and extending the tourism season.	<ul style="list-style-type: none"> • SA objective based on the issue identified: Harness the economic potential of tourism and widen employment opportunities. • This objective allows the employment opportunities (including those opportunities within specific sectors) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.

Key sustainability issues, opportunities and problems identified in the scope of sustainability appraisal	How is this reflected in the sustainability framework
<p>Issue that traffic congestion is a big problem on some roads and through some settlements, particularly in the summer.</p>	<ul style="list-style-type: none"> SA objective based on the issue identified: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport. This objective allows access & travel, and ease of access & travel, to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that some settlements, for example Swanage, are particularly vulnerable to climate change and coastal change.</p>	<ul style="list-style-type: none"> SA objective based on the issue identified: Reduce vulnerability to flooding and coastal change, and adapt to climatic changes. This objective allows flood risk, and the need to adapt to the effects of climate change, to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that much of the district is covered by nature designations and development puts pressure on them. Opportunities to improve them through mitigation measures.</p>	<ul style="list-style-type: none"> SA objective based on the issue identified: Protect and enhance habitats and species and local geodiversity & minimise all forms of pollution and consumption of natural resources. This objective allows areas protected by nature designations (including habitat sites) to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Access to nature is an important factor for many residents and visitors. Opportunity to improve this, whilst at the same time reducing disturbance to sensitive wildlife sites.</p>	<ul style="list-style-type: none"> SA objectives based on the issue identified: Protect and enhance habitats and species and local geodiversity & help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport. These objectives allow areas protected by nature designations (including habitat sites), and access, to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that in some instances, the edges between settlements and the countryside are poor.</p>	<ul style="list-style-type: none"> SA objective based on the issue identified: Protect and enhance Purbeck’s unique landscape and townscape, & cultural and historical assets. This objective allows the appearance and character of Purbeck’s towns, villages and countryside to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.

Key sustainability issues, opportunities and problems identified in the scope of sustainability appraisal	How is this reflected in the sustainability framework
<p>Issue of a lack of town centre at Upton. Opportunity to create one.</p>	<ul style="list-style-type: none"> • SA objective based on the issue identified: Promote services and facilities where need is identified and help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport. • These objectives allow facilities/services, access to facilities and services, to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that much of the district contains important and sensitive landscape, for example Heritage Coast and part of the Dorset Area of Outstanding Natural Beauty.</p>	<ul style="list-style-type: none"> • SA objective based on the issue identified: Protect and enhance Purbeck’s unique landscape and townscape, & cultural and historical assets. • This objective allows the appearance and character of Purbeck’s towns, villages and countryside to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that some landscape characters are in poor condition.</p>	<ul style="list-style-type: none"> • SA objective based on the issue identified: Protect and enhance Purbeck’s unique landscape and townscape, & cultural and historical assets. • This objective allows the appearance and character of Purbeck’s towns, villages and countryside to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.
<p>Issue that some parts of the district would benefit from improved green infrastructure provision</p>	<ul style="list-style-type: none"> • SA objective based on the issue identified: Protect and enhance Purbeck’s unique landscape and townscape, & cultural and historical assets. • This objective allows the appearance and character of Purbeck’s towns, villages and countryside to be taken into consideration when evaluating policies, strategies and site allocations in the local plan through the SA process.

Table 1: The key sustainability issues, opportunities and problems and how they are reflected in the sustainability framework

14. After completing this scoping exercise, the following sustainability objectives were identified:

Sustainability objectives
• Meet as much of Purbeck’s housing need as possible
• Promote services and facilities where need is identified
• Harness the economic potential of tourism and widen employment opportunities
• Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport
• Reduce vulnerability to flooding and coastal change and adapt to climatic changes
• Protect and enhance habitats and species and local geodiversity
• Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets
• Minimise all forms of pollution and consumption of natural resources

Table 2: Sustainability objectives

15. The sustainability framework for the Local Plan considers each of the environmental topics set out in Annex 1 of the SEA Directive and Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations (2004), as shown in Table 2. The full range of environmental considerations were therefore integrated into the Local Plan.

16. The Environment Agency, Natural England and Historic England (formerly known as English Heritage) were consulted during the development of the sustainability framework, as statutory consultees. This ensured that the sustainability framework addressed the key environmental considerations of other organisations.

Sustainability objective	Decision making criteria	Environmental topics
Meet as much of the district’s housing need as possible.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • provide a suitable housing mix? • help provide family housing? 	Social - Housing
Promote services and facilities where need is identified.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • assist in the provision of a service or facility for which there is an identified need? • assist in the retention of a service or facility? • help address needs of elderly residents? 	Social - Community services and facilities
Harness the economic potential of tourism and widen employment opportunities	Does the policy/plan/project/site: <ul style="list-style-type: none"> • facilitate higher waged job provision? • help to improve Purbeck’s economy? 	Economic - Work
Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • help everyone access basic facilities and services? • reduce the need to travel by car? • make public transport, cycling and walking easier and more attractive? 	Economic – Accessibility and transport
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • reduce vulnerability to flooding? • reduce vulnerability to coastal erosion? • take into account areas at risk from fluvial or coastal flooding? 	Environmental – Flood risk and coastal erosion
Protect and enhance habitats and species and local geodiversity.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • protect and enhance habitats and species? • recognise and enhance strategic wildlife corridors, including green infrastructure? 	Environmental – Biodiversity and geodiversity
Protect and enhance Purbeck’s unique landscape and	Does the policy/plan/project/site: <ul style="list-style-type: none"> • protect and/or enhance the existing landscape and townscape? 	Environmental - Landscape and heritage

Sustainability objective	Decision making criteria	Environmental topics
townscape, & cultural and historical assets.	<ul style="list-style-type: none"> • value and protect distinctiveness and increase resilience to climate change? • maintain and enhance cultural and historical assets? 	
Minimise all forms of pollution and consumption of natural resources.	Does the policy/plan/project/site: <ul style="list-style-type: none"> • promote renewable energy? • promote energy efficiency? • minimise pollution? 	Environmental - Pollution and natural resources

Table 3: The sustainability objectives used to ensure that environmental considerations have been integrated into the Local Plan

17. As part of the Sustainability Appraisal, evaluations made against the sustainability objectives were taken using the following marking criteria:

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significant negative effect
u	Unknown at this stage

Table 4: Marking criteria for sustainability appraisal evaluations

How the environmental report has been taken into account

18. The sustainability appraisal recommends a series of measures to reduce or avoid the potential adverse effects and maximise the potential beneficial effects of the Local Plan.
19. The Environmental Report (which presents the findings of the sustainability appraisal) presented recommendations at the following stages:
 - ‘Issues and Options’ Sustainability Appraisal (January 2015)
 - ‘Options’ Sustainability Appraisal (April 2016)
 - ‘New Homes for Purbeck’ Sustainability Appraisal (January 2018)
 - ‘Pre-submission’ Sustainability Appraisal (October 2018)
 - ‘Updated report following pre-submission draft’ Sustainability Appraisal (January 2019)
 - ‘Addendum’ to Sustainability Appraisal (November 2019)
 - ‘Main Modifications’ Sustainability Appraisal (November 2020)
 - ‘Further Proposed Main Modifications’ Sustainability Appraisal (December 2021)
 - ‘Supplementary Proposed Main Modifications’ Sustainability Appraisal (November 2023)
20. These recommendations, which involve changes to the wording of Local Plan policy and other text, are summarised in Appendix A alongside an explanation of how these recommendations have been taken into account.

How the opinions raised during consultation have been taken into account

21. The SEA Directive requires the opinions expressed by consultees to be taken into account during the preparation of the plan before its adoption.
22. There were nine formal stages of consultation for the sustainability appraisal of the Local Plan:
 - Sustainability Appraisal Scoping Report – Partial Review September 2013
 - ‘Issues and Options’ Sustainability Appraisal (January 2015)
 - ‘Options’ Sustainability Appraisal (April 2016)
 - ‘New Homes for Purbeck’ Sustainability Appraisal (January 2018)
 - Pre-submission’ Sustainability Appraisal (October 2018)
 - ‘Addendum’ to Sustainability Appraisal (November 2019)
 - ‘Main Modifications’ Sustainability Appraisal (November 2020)
 - ‘Further Proposed Main Modifications’ Sustainability Appraisal (December 2021)
 - ‘Supplementary Proposed Main Modifications’ Sustainability Appraisal (November 2023)
23. Appendix A summarises the main points raised with respect to the sustainability appraisal, and shows how the Council responded and considered these points during the development of the Local Plan and accompanying sustainability appraisal.

Reasons for choosing the plan or programme as adopted, in light of other alternatives dealt with

24. The sustainability appraisal considered the reasonable alternatives to the policies and land allocations in the Local Plan, as required by the SEA Directive and SEA regulations. This occurred as an iterative process, feeding into the development of the Local Plan.
25. The sustainability appraisal considered alternatives at the following stages in the development of the Local Plan:
- ‘Issues and Options’ Sustainability Appraisal (January 2015)¹
 - ‘Options’ Sustainability Appraisal (April 2016)²
 - ‘New Homes for Purbeck’ Sustainability Appraisal (January 2018)³
 - ‘Addendum’ to Sustainability Appraisal (November 2019)⁴
 - ‘Further Proposed Main Modifications’ Sustainability Appraisal (December 2021)⁵
 - ‘Supplementary Proposed Main Modifications’ Sustainability Appraisal (November 2023)⁶

¹ Options for different development strategies to meet the areas housing needs including:

- ‘Option 3a: disperse proportionately in line with existing Policy LD’.
- ‘Option 3b: disperse settlement extensions around the towns (Swanage, Upton and Wareham)’.
- ‘Option 3c: disperse settlement extensions around the key service villages (Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool)’.
- ‘Option 3d: disperse settlement extensions around the local service villages (Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh),
- ‘Option 3e: disperse settlement extensions around other villages with a settlement boundary (Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers)’ and
- ‘Option 3f: new criteria based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary (Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West) Moreton, Organford and Worgret)’.

The appraisal also considered different options for large housing sites (Option 4), Green Belt boundaries (Option 5), employment development (Option 6), retail development (Option 7), local centres (Issue 12), affordable housing (Issue 13), self & custom build (Issue 14) and Travellers (Issue 15)

² Preferred (Option 1 to 3) and alternative (Options 1 to 3) options for development strategies to meet the areas housing needs.

³ Options for development strategies to meet the areas housing needs (Option A to C) and options relating to planning policies (including second homes policy, small sites policy, and affordable housing).

⁴ Assessed options for growth across towns and key service villages referenced in the local plan settlement hierarchy.

⁵ Assessed different options for mitigating the impacts of development on Dorset Heaths habitat sites (including a SANGs at Morden, use Strategic Access Management and Monitoring (SAMMs), increasing capacity of existing SANGs, delivering further Heathland Infrastructure Projects (HIPs), increasing the capacity of proposed SANGs and restricting development.

⁶ Assessed three different alternatives to the nutrient pollution issue including an ‘approach to nutrient neutrality’, ‘safeguarding approach’ and ‘restricting development’.

26. At each of these stages, the sustainability appraisal provided an explanation of how the reasonable options were identified, followed by an assessment of the sustainability impacts of each option and the reasons for selecting the preferred option.
27. The Inspectors who examined the Local Plan and sustainability appraisal on behalf of the Planning Inspectorate found that the appraisals were legally compliant. The Inspector also supported the Council's approach towards the identification, evaluation and explanation of alternatives stating that '...we are satisfied that the SA process has been carried out satisfactorily and that there is nothing which materially undermines the SA findings.' (Paragraph 54, Inspectors final report).
28. The Inspector's report concluded that the Purbeck Local Plan was sound and provided an appropriate basis for the planning in Purbeck, providing that a number of modifications were made. These modifications were made accordingly and the decision was made to adopt the Local Plan on 18 July 2024 by Dorset Council. Adoption of the Local Plan means that the Council has an up to date development plan for the Purbeck area.

Measures that are to be taken to monitor the significant environmental effects of the implementation of the local plan

29. The significant effects of the implementation of the Local Plan will be monitored to identify any unforeseen adverse effects and enable appropriate remedial action to be taken if necessary.
30. The monitoring of the sustainability appraisal (Table) will focus on the significant effects identified during the sustainability appraisal process. When new information is available, this will be considered and reported on alongside the monitoring of the Local Plan.

Significant effects	Potential indicator	Source of information
Availability of services, facilities and infrastructure	Reporting in the council's Annual Infrastructure Statement and monitoring of planning applications.	Dorset Council
Employment opportunities (including opportunities related to tourism)	Council monitoring report in respect to employment land supply and delivery.	Dorset Council
Longer term loss of biodiversity	Information on the condition and change of area of local, national, and international designated wildlife sites.	Natural England provides survey data on the status of designated wildlife sites. Further data is provided by Dorset County Council with the assistance of the Dorset Environmental Records Centre.
Impacts of development upon internationally designated wildlife sites	Information on the condition of internationally designated wildlife sites.	Natural England and Dorset County Council with the assistance of the Dorset Environmental Records Centre.
Water quality	Water quality, including the rivers and Poole Harbour.	Environment Agency and Natural England.
Air quality	Air quality and deposition of airborne pollution – reference to Dorset Heaths habitat sites.	Dorset Council.

Significant effects	Potential indicator	Source of information
Access to homes and affordable homes	Government’s Housing Delivery Test measurement and number of units granted each year through social housing schemes and planning obligations, and the number of people on the housing register	Government and Dorset Council
Vulnerability to flood risk and coastal change	Council monitoring report in respect to planning applications	Dorset Council
Landscape and townscape		

Table 5: Table showing the monitoring of the Local Plan

Appendix A – Recommendations from the Environmental Report and the responses

‘Issues and Options’ Sustainability Appraisal (January 2015)

31. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
Ensure housing and services/facilities come forward together	Addressed through refinement of options and requirements for phasing for the delivery of homes and services, facilities and infrastructure for the policy allocations. Housing allocations in the emerging local plan reference phasing in the delivery of Suitable Alternative Green Space (SANGs) and Policy I1 requires timely and effective investment in infrastructure.
Ensure housing and services/facilities are close together	By promoting a smaller number of larger sites rather than a larger number of smaller sites. The emerging local plan includes significant allocations of new homes at four key sites and its small site Policy H8 requires further unplanned development to be closely related to settlements defined in a hierarchy. The scale of development permitted through Policy H8 varies according to the settlement’s ranking in the hierarchy. Through refinement of options and requirements relating development in policy allocations. The council’s preference option for development includes policy allocations for development in sustainable locations, and its emerging small sites policy requires further unplanned development to be well related to those settlements defined in the hierarchy.
Improve provision and frequency of public transport, especially if sites further away from the district’s towns and key service villages are taken forward.	Through the Purbeck Transportation Strategy and the revision of the Local Transport Plan. Through refinement of options by selecting sites for policy allocation which are best served by public transport. The policy allocations for new homes are focused in sustainable locations where there are options to make use of public transport (including trains and buses).
Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy	Through development of emerging policy. The policy allocations for new homes in the emerging local plan include requirements around sustainable access measures. These measures vary according to the site’s characteristics, context and its relationship with existing transport infrastructure. Policy I2 also includes priorities for transport and specific requirements for development.

Recommendation from Environmental Report	Response
Review the amount of employment land needed at the district’s key employment sites and other employment sites to ensure that it is appropriate and minimises commuting	Through refinement of options as part of the plan making process.
Consider provision of live/work units and promotion of home working	Council’s strategy seeks to encourage investment, and expansion, of existing businesses at key sites as the most effective way sustaining and growing Purbeck’s economy.
Ensure that all flood risk data is up-to-date for Purbeck	Through continual updating of the SFRA, particularly as site specific options are explored. Ensure all mitigation identified in site specific Flood Risk Assessments and policy is implemented. The SFRA has been updated in the course of the plan making process (SFRA, Level 1, January 2018).
Ensure suitable SANGs and other mitigation to minimise potential impact on protected heathland	Ensure all mitigation requirements in HRA are met and mitigation measures set out in mitigation strategies of supplementary planning documents are delivered. The local plan includes policies relating to habitat sites, and the policy allocations for new homes include specific requirements for the delivery of SANGs.
Ensure that suitable mitigation is proposed in relation to potential impacts of proposed development on Nature Conservation Sites.	Policies E7 to E10 include requirements relating to habitat sites, nature conservation, biodiversity and geodiversity.
Ensure impacts of development on townscape and landscape are addressed	Through refinement of options and detailed policy requirements for the preferred sites. Where relevant, the policy requirements for housing allocations address this consideration. Policies E1 (landscape) and E12 (design) also refer to these considerations.

Table 6: Summary of recommendations and responses relating to the ‘Issues and Options’ Sustainability Appraisal (January 2015)

‘Options’ Sustainability Appraisal (April 2016)

32. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
Site assessments for Moreton Station/Redbridge Pit, Wool, Lytchett Matravers and Upton:	
<p>Of prime importance are the nature, scale and mix of uses that are advanced as part of the master-planning process and the degree to which sites in Wool are developed in a phased and coordinated manner.</p> <p>Co-ordinate development with West Dorset District Council to ensure that new homes at Moreton Station/Redbridge Pit are supported with necessary services and facilities.</p> <p>A suitable mix of housing type and tenure.</p> <p>It will be important to ensure that suitable measures are encouraged by Local Plan policy and incorporated into development proposals as necessary and appropriate. Such measures may include new/enhanced public transport routes and facilities; new cycle routes; and new footpaths. These should be provided as part of an integrated and coherent network of such measures.</p> <p>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</p> <p>Ensure that SANGs is provided in association with new residential development and detailed mitigation measures as set out in the HRA are delivered.</p>	<p>Policy H5 defines the nature, mix and scale of uses that form the policy allocation (these include homes in different tenures, retail development and community facilities).</p> <p>The local plan supporting text relating to Policy H4 includes a commitment for co-ordination around the delivery of services and facilities with Crossways (this includes investment in existing school and GP surgery in Crossways to be secured through Policies H4 and I1).</p> <p>Policies H4, H5, H6 and H7 include requirements around different types of homes alongside Policy H9: Housing mix. The mix of different tenure and types of homes reflects the Strategic Housing Market Assessment (2015) and its update (2018).</p> <p>Policies H4, H5, H6 and H7 include requirements around the delivery of infrastructure alongside the proposed homes, retail development and community facilities. This includes investment to improve accessibility within their surroundings, improvements to the railway interchange at Moreton Station/Wool, healthcare facilities and education.</p> <p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p> <p>All landowners have provided details of SANGs and Policies H4, H5, H6 and H7 includes a requirement for its delivery.</p>

Recommendation from Environmental Report	Response
<p>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</p> <p>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</p>	<p>The local plan includes specific policies relating to landscape (Policy E1), historic environment (Policy E2), design (Policy E12) and some of the relevant site allocations policies (Policy H5) reference specific heritage assets.</p> <p>Where relevant (Policies H4, H5 and H6) site allocations policies include sustainable access measures.</p>
Retail: preferred option 5 (provision of retail development alongside housing allocations)	
<p>Minor changes to PLP1 Policy RP may be necessary to ensure that any new retail facilities provided at each of the named locations are safeguarded from future changes of use that may undermine the main aim of this option to meet identified retail need at sustainable locations. Retail Impact Assessments will be required to ascertain whether there will be any adverse effects on existing retail facilities.</p> <p>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented. In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</p> <p>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included as part of more detailed policy requirements including those that deal with development proposed in AONB and green belt designations.</p>	<p>Policy EE3 (vibrant town and local centres) references the retail allocations relating to Policies H4 and H5. The planning process, having regard to national planning policies and the use classes order, will allow any proposals relating to the retail allocations to be properly considered.</p> <p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p> <p>The local plan includes specific policies relating to landscape (Policy E1), historic environment (Policy E2) and design (Policy E12).</p> <p>Policies H4 and H5 that support the retail allocation include sustainable access measures.</p> <p>Consideration of planning applications relating to this development will give the council discretion around phasing for the delivery of development relative to attendant infrastructure, services and facilities.</p>

Recommendation from Environmental Report	Response
<p>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</p> <p>Ensure the Plan’s strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, and being realistic and deliverable according to prevailing site conditions.</p>	
Development strategy: Preferred Option 8	
<p>Ensure that spatial policy and the distribution of development is founded on locational coherence.</p> <p>Ensure the Plan’s strategy is based on an implementation timetable that is incremental and phased in its approach, avoiding imbalance in delivery of development types, being realistic and deliverable according to prevailing site conditions.</p>	<p>The council, and Inspectors examining the local plan, are satisfied that the policies and development strategy is justified, effective, positively prepared and consistent with national planning policy. The strategy underpinning the distribution of homes through the housing allocations is coherent, taking account of constraints and opportunities across Purbeck.</p> <p>An appropriate trajectory for delivery of new homes has been prepared for the local plan. This trajectory is considered to be both justified and effective.</p>
SELF BUILD HOUSING: Preferred Option 8 & HOUSING MIX: Policy HM	
<p>Ensure that sustainable access measures e.g. public transport, cycle routes, footpaths are included in emerging policy.</p>	<p>Policy H9 (housing mix) supports the delivery of self-build development through a requirement for self-build plots on larger scale development delivering 20 or more new homes. This policy does not include reference to sustainable access measures, but Policy I2 (improving accessibility and transport) does.</p>
MORDEN COUNTRY PARK: Preferred Option 11:	
<p>Ensure that sustainable access measures e.g. public transport, cycle routes, and footpaths are included in emerging policy.</p>	<p>The nature of the proposals relating to Morden Country Park have substantively changed over the course of the plan making process. At the point of ‘Options’ consultation they included proposals for both a holiday park and strategic SANGs. Following consultation on Main Modifications</p>

Recommendation from Environmental Report	Response
<p>Ensure that the SFRA is updated as detailed site options are explored. Ensure that mitigation identified in site specific FRAs is implemented.</p> <p>Ensure that SANGs is provided in association with relevant development and detailed mitigation measures as set out in the HRA are delivered.</p> <p>Ensure that impacts on townscape, landscape, cultural and historical assets, together with opportunities to enhance / improve, are included in more detailed policy requirements.</p>	<p>the proposals were refined so they no longer included the holiday park proposals and release of land from the Green Belt.</p> <p>The emerging policy now specifically relates to a strategic SANGs, Policy I2 (improving accessibility and transport) would be considered when assessing any planning application for the strategic SANGs.</p> <p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p> <p>The Morden site is not closely related to any townscape features. Despite this the local plan includes specific policies relating to landscape (Policy E1), historic environment (Policy E2) and design (Policy E12).</p>
COASTAL CHANGE MANAGEMENT AREAS: Policy CCMA:	
<p>It will be necessary to ensure that development proposals are accompanied by a coastal erosion vulnerability assessment that assesses the degree of risk and the scale, nature and location of the development.</p>	<p>Policy E6 includes a requirement to prepare and submit coastal erosion vulnerability assessments taking account of a number of considerations (referenced d. to g.).</p>
SUSTAINABLE DRAINAGE SYSTEMS: Policy SUDS:	
<p>There is a need to ensure that the SFRA is updated as detailed site options continue to be explored. Also, that any mitigation identified in site-specific FRAs is implemented. In drawing up development proposals, relevant parties should work together to achieve the best option in terms of flood prevention and future coastal / climate change.</p>	<p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p> <p>The local plan also includes policies relating to flood risk (Policy E4) and Sustainable Drainage Systems (SuDs) (Policy E5). Collectively these policies provide a sound basis for avoiding the risks connected with</p>

Recommendation from Environmental Report	Response
	flooding and coastal change, and where appropriate controlling, managing and mitigating these risks.

Table 7: Summary of recommendations and responses relating to the 'Options' Sustainability Appraisal (April 2016)

'New Homes for Purbeck' Sustainability Appraisal (January 2018)

Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
All housing options - Public transport, roads, pedestrian and cycle ways may be insufficient / unable to accommodate for the increased need	
<p>Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</p> <p>A joint masterplan between Dorset Innovation Park and the Council should be considered if the larger developments at Wool are pursued.</p> <p>Resolve the schooling options with DCC Education. If not possible, this option would be difficult to manage.</p> <p>Take account of any findings from Highways England's investigations into impacts on the strategic road network.</p> <p>Liaise with Dorset Clinical Commissioning Group to identify and make improvements to health care facilities where needed.</p>	<p>Policies H4, H5, H6 and H7 include requirements around the delivery of infrastructure alongside the proposed homes, retail development and community facilities. This includes investment to improve accessibility within their surroundings and improvements to the railway interchange at Moreton Station/Wool. The local plan also includes other policy requirements relating to accessibility and transport in Policy I2.</p> <p>Policy H5 includes the requirement to prepare a traffic assessment or statement as part of the proposals, and requirement to consider how traffic flows along the A351 and C6 road could be better managed to reduce congestion.</p> <p>Policy H5 (part i.) includes a requirement to pay contributions to support the delivery education infrastructure in accordance with Policy I1.</p> <p>National Highways (formerly Highways England) raised no objections to the development strategy in the local plan.</p> <p>Policies H5, H6 and H7 include a requirement for contributions to support delivery of local health care infrastructure in accordance with Policy I1.</p>
All housing options - Flooding may occur	

Recommendation from Environmental Report	Response
<p>Developments must be in accordance with PLP1 and National Policy and must mitigate for potential flood risk arising from the development on or off site.</p> <p>Incorporate requirements for flood risk assessments into validation requirements.</p> <p>Drainage assessments and flooding investigation will be needed at Lytchett Matravers.</p>	<p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p> <p>National planning policy and the council’s local validation requirements stipulate when a site-specific FRA is required. Policy E (a. to e.) also repeat the requirements around FRA that are presented in national policy.</p> <p>National policy, along with the local plan and the council’s local validation requirements, stipulate when a site-specific FRA is required.</p>
All housing options – Negative impacts on protected species	
<p>Undertake HRA when assessing site options for Local Plan Review to predict any cumulative impact and provide ways of mitigating for any potential impact from windfall.</p> <p>Require SANG’s on sites of more than 50 dwellings. In particular SANG’s are required at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will need to be provided.</p> <p>The Policeman’s Lane SANG at Upton may need to be extended.</p>	<p>Habitats Regulation Assessment (HRA) have been undertaken iteratively through the plan making process for both options, submission draft local plan and main modifications. HRA have been undertaken for the strategies and approaches for mitigating the impact of development on habitat sites.</p> <p>Site allocations policies for new homes (Policies H4, H5, H6 and H7) all include specific requirements for SANGs. Policy E8 of the local plan stipulates that the impacts of new residential development on Dorset heathlands habitat sites must be assessed and mitigated in accordance with the Habitats Regulations.</p> <p>Policy H6 includes a requirement for SANGs (assessments conducted as part of the plan making process confirm that the ‘existing’ SANGs has sufficient capacity to mitigate the impacts from an existing housing site and the proposed allocation).</p>
All housing options - Not utilizing the benefits of development for tourism enhancements	

Recommendation from Environmental Report	Response
<p>Any residential development needs to be located appropriate so the increased population would have a positive effect on the tourism services</p>	<p>The development strategy in the local plan, including the proposed housing allocations, has been assessed as sound and legally compliant. The council is satisfied that it would support sustainable patterns of growth in Purbeck.</p>
<p>All housing options - Negative impact on historical assets</p>	
<p>Carry out archaeological site investigation to identify the presence of non-designated historical assets.</p>	<p>The council has prepared a historic environment background paper (2017) which sets out a comprehensive and systematic approach for ensuring that the historic environment is taken into consideration when selecting sites for development through the local plan. As part of the council’s approach it took the potential impacts of development on non-designated heritage assets into consideration during site selection and policy allocation. Policy E2 requires that non-designated heritage assets are taken into consideration when taking decisions on planning applications.</p>
<p>All housing options - Ensure development in Wool is sympathetic to the AONB</p>	
<p>Ensure the design and layout of developments are sympathetic to the townscape and landscape.</p>	<p>Policy E1 requires that landscape considerations are taken into account when taking decisions on planning applications. As part of the site selection process the council has considered the impacts of development in Wool on the setting of the Dorset National Landscape (formerly known as the AONB).</p>
<p>All housing options - Increased pollution and consumption of natural resources</p>	
<p>Phase development where needed and ensure they adhere to building regulations to ensure the most sustainable technologies are rigorously enforced.</p>	<p>Development on local plan housing allocations will adhere with the building regulations.</p>
<p>Option A - 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 150 homes at Lytchett Matravers, 90 homes at Upton and 250 homes provided on smaller sites (including 30 homes at Sandford) alongside neighbourhood planning allocation sites of around 105 homes at Bere Regis and around 200 homes at North Wareham.</p>	

Recommendation from Environmental Report	Response
<p>Required mitigation: Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</p> <p>Improvements to the road network may need further investigation.</p> <p>Required mitigation: Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</p> <p>Lytchett Matravers sites may need further investigation.</p> <p>SANG’s at Wool, Redbridge Pit/Moreton Station and Lytchett Matravers will need to be provided. The Policeman’s Lane SANG at Upton may need to be extended.</p> <p>Required mitigation: Further archaeological site investigations are needed to identify any assets and/or the significance of them.</p> <p>Sites south west of Wool will need appropriate design and layout sympathetic to the nearby AONB.</p> <p>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with building regulations.</p>	<p>‘Sustainable access measures’ e.g. locating development close to public transport and forming cycle routes and footpaths, are included in requirements of site allocations policies (H4 to H7) and are also required in Policy I2.</p> <p>The policies and strategies relating to development and transport infrastructure in the local plan take account of evidence (Purbeck Modelling Spatial Model Report – April 2016, Moreton/Crossways/Woodsford – Traffic Impact Assessment 2016, Strategic Road Network Transport Modelling 2017, Site specific transport studies (February 2016) and Transport Background Paper, 2019) on this issue. The Inspectors have found that the plan is sound and legally compliant, and as part of this that the local plan is justified and therefore based on a relevant and proportionate evidence base.</p> <p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations. Flood risk has been taken into consideration as part of the site selection process for the development strategy and the sequential test has been applied. Memorandum of understanding demonstrate that the council and Risk Management Authorities (including the Lead Local Flood Authority) have also worked closely to develop appropriate Sustainable Drainage Systems.</p> <p>The council has completed a rigorous site selection process which has been applied to all of the proposed housing allocations that are defined in local plan policy. Detail of the site selection process are presented in evidence underpinning the local plan (including Site Selection Background Paper 2018 and Housing background paper 2019).</p>

Recommendation from Environmental Report	Response
	<p>The housing policy allocations in the local plan include requirements for SANGs (the SANGs have been identified and parties are satisfied that they are deliverable). Taking advice from Natural England, and following Habitats Regulation Assessment, the council did not find a need to extend the Policeman’s Lane SANGs.</p> <p>The council has taken account of heritage assets during the site selection process (Historic Environment Background Paper 2017) and also engaged with specialist guidance from Dorset Council’s Archaeologist.</p> <p>The local plan includes a policy relating to landscape (Policy E1) and national planning policy also provides specific direction around Dorset National Landscape (formerly AONB) as a planning consideration in decision taking.</p> <p>The site allocations for new home include a requirement for phasing around delivery of SANGs and the council has decision taking authority may apply conditions around phasing when deciding on planning applications.</p>
<p>Option B - 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station and 250 homes on smaller sites (including 30 homes at Sandford) alongside neighbourhood plan allocated sites of around 105 at Bere Regis and around 200 at North Wareham</p>	
<p>Required mitigation: Resolve the schooling options with DCC Education. If not possible, this option would be difficult to manage.</p> <p>Improvements to pedestrian, cycle ways and public transport should be incorporated into any development proposals.</p> <p>Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</p> <p>SANG’s at Wool and Redbridge Pit/Moreton Station will need to be provided. Further investigation into</p>	<p>The council has engaged with Local Education Authority as part of the plan making process. Policy I1 includes a requirement for financial contributions for investment in schools and the council’s Infrastructure Delivery Plan considers the capacity of local school.</p> <p>Where relevant the site allocations policies (Policies H4 to H7) include requirements to enhance accessibility. The council’s Infrastructure Delivery Plan considers the need for investment in public transport.</p> <p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations. Flood risk has been taken into consideration as part of the site selection process</p>

Recommendation from Environmental Report	Response
<p>the effect on designated sites by development at Sandford will need to be undertaken.</p> <p>Further archaeological site investigations required to identify any assets and/or the significance of them.</p> <p>Sites south west of Wool will need design and layout sympathetic to the nearby AONB.</p> <p>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with building regulations.</p>	<p>for the development strategy. Memorandum of understanding demonstrate that the council and Risk Management Authorities (including the Lead Local Flood Authority) have also worked closely to develop appropriate Sustainable Drainage Systems where required.</p> <p>The council has taken account of heritage assets during the site selection process (Historic Environment Background Paper 2017) and also engaged with specialist guidance from Dorset Council’s Archaeologist.</p> <p>The local plan includes a policy relating to landscape (Policy E1) and national planning policy also provides specific direction around Dorset National Landscape (formerly AONB) as a planning consideration in decision taking.</p> <p>The site allocations for new home include a requirement for phasing around delivery of SANGs and the council has decision taking authority may apply conditions around phasing when deciding on planning applications.</p>
<p>Option C - 800 homes at Wool and 600 homes at Redbridge Pit/Moreton Station, alongside neighbourhood planning allocation sites of around 105 homes at Bere Regis and around 200 homes at North Wareham.</p>	
<p>Improvements to pedestrian, cycle ways and public transport should be incorporated into development proposals.</p> <p>Improvements to the road network may need further investigation.</p> <p>Sites will need to demonstrate the ability to meet the requirements of PLP1 Policy FR (and any future revisions of this) and National Planning Policy.</p> <p>Required mitigation: SANG’s required to ensure impacts of development do not affect European Sites.</p> <p>Required mitigation: archaeological site investigations at the two larger locations are required to identify any assets and/or the significance of them.</p>	<p>Sustainable access measures’ e.g. locating development close to public transport and forming cycle routes and footpaths, are included in requirements of site allocations policies (H4 to H7) and are also required in Policy I2.</p> <p>The policies and strategies relating to development and transport infrastructure in the local plan take account of evidence (Purbeck Modelling Spatial Model Report – April 2016, Moreton/Crossways/Woodsford – Traffic Impact Assessment 2016, Strategic Road Network Transport Modelling 2017, Site specific transport studies (February 2016) and Transport Background Paper, 2019) on this issue. The Inspectors have found that the plan is sound and legally compliant, and as part of this that the local plan is justified and therefore based on a relevant and proportionate evidence base.</p>

Recommendation from Environmental Report	Response
<p>Sites south west of Wool to create design and layout sympathetic to the nearby AONB.</p> <p>Required mitigation: phasing of development is recommended as is the use of sustainable technologies and materials in accordance with building regulations.</p>	<p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations. Flood risk has also been taken into consideration as part of the site selection process for the development strategy. Memorandum of understanding demonstrate that the council and Risk Management Authorities (including the Lead Local Flood Authority) have also worked closely to develop appropriate Sustainable Drainage Systems where required.</p> <p>All of the propose housing allocation (Policies H4 to H7) include a requirement to deliver SANGs. The SANGs have been identified and are deliverable alongside the development.</p> <p>The council has taken account of heritage assets during the site selection process (Historic Environment Background Paper 2017) and also engaged with specialist guidance from Dorset Council’s Archaeologist.</p> <p>The site allocations for new home include a requirement for phasing around delivery of SANGs and the council has decision taking authority may apply conditions around phasing when deciding on planning applications.</p>
<p>Policy PRH: Principle Residence Housing - Potential decline in saleability and mortgageability of Regular monitoring to identify any negative effects early N 49 restricted properties & displacement of second homes to outside of the AONB area, within Purbeck and beyond</p>	
<p>Regular monitoring to identify any negative effects early</p>	<p>The monitoring framework relating to local plan includes a requirement around second homes (SMM82). The broader requirements in national planning policy relating to the preparation and review of local plans, and the preparation of the Dorset Council Local Plan, will allow the council to review the effectiveness and implications of the second homes policy.</p>
<p>Affordable housing tenure – Affordable housing is not provided</p>	

Recommendation from Environmental Report	Response
Ensure Policy AH and AHT is robust and enforceable.	The local plan includes policy (Policy H11) relating to a requirement to provide affordable homes and the tenure mix of these homes.

Table 8: Summary of recommendations and responses relating to the ‘New Homes for Purbeck’ Sustainability Appraisal (January 2018)

‘Pre-submission draft’ Sustainability Appraisal (October 2018)

Recommendation from Environmental Report	Response
Policy V1: Spatial strategy for sustainable communities	
<p>Ensure that mitigation identified in site specific FRAs is implemented.</p> <p>Sustainable design and construction and non-private vehicle transport solutions to be employed within developments.</p>	<p>Flood risk has been taken into consideration as part of site selection, through the application of the sequential test and in site specific discussions connected with the preparation of Memorandum of Understanding. As part of the process of preparing the Memorandum of Understanding, and where required, more detailed site-specific Flood Risk Assessments have been undertaken by landowners and shared with the council to inform the plan making process. Risk Management Authorities have also been engaged and landowners have considered how they might control, manage and mitigate flood risk. Planning conditions and obligations applied when taking decisions on planning conditions provide the mechanisms for ensuring that appropriate measures relating to flood risk are implemented.</p> <p>Policy E12 (Design) includes a requirement to deliver high quality design in new development and as part of this seek to minimise energy consumption and to encourage renewable energy. Policy I2 (Improving accessibility and transport) includes requirements ‘maximising’ alternative sustainable means of travel in new development. The local plan site allocations policies for new homes also include requirements around enhancing accessibility through investments infrastructure for cycling and walking, and investments in infrastructure to support the use of electric vehicles.</p>
Policy V2: Green Belt	

Recommendation from Environmental Report	Response
<p>Ensure that mitigation identified in site specific FRAs is implemented.</p>	<p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p>
Policy E1: Landscape	
<p>No mitigation identified</p>	<p>N/A</p>
Policy E2: Historic environment	
<p>No mitigation identified</p>	<p>N/A</p>
Policy E3: Renewable energy	
<p>In applying other policies in Plan, ensure that any negative impacts are mitigated through measures such as new habitat creation in other locations.</p> <p>The policy does mitigate a negative impact as any adverse impacts must be satisfactorily addressed. The impact may be slightly negative on landscapes and heritage assets but would not be significant.</p>	<p>Policy E10 applies the mitigation hierarchy for biodiversity in national policy which requires that applicants avoid, mitigate and compensate for harm to biodiversity. The Environment Act has now also introduced the requirement for achieving net gains in biodiversity.</p> <p>N/A</p>
Policy E4: Assessing flood risk	
<p>No mitigation identified</p>	<p>N/A</p>
Policy E5: Sustainable drainage systems	
<p>Take opportunities to ensure the SuDS would offer the best possible habitat.</p>	<p>MM13 includes a requirement for the design of SuDS to take account of 'opportunities for maximising biodiversity'.</p>
Policy E6: Coastal change management areas	
<p>It will be necessary to ensure that development proposals are accompanied by a coastal erosion vulnerability assessment that assesses the degree of</p>	<p>Policy E6 clarifies which types of development will be appropriate in CCMA and includes a requirement for applicants to prepare and submit vulnerability assessments as part of their planning application.</p>

Recommendation from Environmental Report	Response
risk and the scale, nature and location of the development.	
Policy E7: Conservation of protected sites	
No mitigation identified	N/A
Policy E8: Dorset heathlands	
No mitigation identified (mitigation identified in the policy)	N/A
Policy E9: Poole Harbour	
Ensure flood risk and coastal erosion is adequately considered when drafting the Recreation in Poole Harbour SPD	N/A to the Purbeck Local Plan.
Policy E10: Biodiversity and geodiversity	
Ensure cross cutting benefits are considered when implemented biodiversity/geodiversity mitigation schemes.	The local plan includes separate requirements around habitat site mitigation and other infrastructure (including green infrastructure). Read as a whole, this should allow strategic thinking around mitigation and compensation measures and any benefits to be stacked where possible.
Policy E11: Development next to sewage treatment works and pumping stations	
No mitigation identified	N/A
Policy E12: Design	
Ensure cross cutting benefits (such as flood protection) are consider during design stage	The local plan includes separate requirements around habitat site mitigation and other infrastructure (including green infrastructure). Read as a whole, this should allow strategic thinking around mitigation and compensation measures and any benefits to be stacked where possible.
Policy H1: Local housing requirement	
Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as	Policy I1 includes requirements for delivery of infrastructure alongside new development. The proposed housing allocations (Policies H4 to H7) also include specific requirements to deliver infrastructure, services and facilities

Recommendation from Environmental Report	Response
<p>part of the planning process when new development is delivered.</p> <p>Ensure new development designs includes adequate drainage and flood resilience.</p> <p>Ensure new development designs-in opportunities for biodiversity and new green infrastructure.</p> <p>Ensuring the location and design of development is sensitive to landscapes, townscapes and cultural and historical assets.</p> <p>Sustainable design and construction and nonprivate vehicle transport solutions to be employed within developments.</p>	<p>alongside this new development. The spatial strategy for development in the local plan (underpinned by the settlement hierarchy) will be reviewed in the course of preparing the Dorset Council Local Plan.</p> <p>The local plan includes general requirements relating to green infrastructure (Policy I3) and space for recreation (Policy I4) and biodiversity (Policy E10).</p> <p>The local plan includes general policies relating to landscape (Policy E1), the historic environment (Policy E2) and design (Policy E12) which will ensure that these considerations are taken into account when assessing planning applications. Considerations relating to the historic environment, landscape and townscape were also considered as part of the site selection process which underpins the local plan housing policy allocations.</p> <p>The local plan includes a general policy relating to improving accessibility and transport (Policy I2) and the site allocations for new homes include specific requirements.</p>
Policy H2: The housing land supply	
No mitigation identified	N/A
Policy H3: New housing development requirements	
<p>Further detail on the connections of a development site to existing rights of way and enabling a coordinated strategy of access to and through a site would have been welcomed; however this will be resolved through the development management process.</p>	<p>The site allocations policies (Policies H4 to H7) include specific requirements access and connectivity.</p>
Policy H4: Moreton Station / Redbridge Pit	
<p>Policies within the plan provide mitigation by securing drainage plans etc.</p>	<p>The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site</p>

Recommendation from Environmental Report	Response
	specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).
Policy H5: Wool	
Follow the requirements of relevant local and national planning policy to mitigate flood risk.	The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).
Policy H6: Lytchett Matravers	
Follow the requirements of relevant local and national planning policy to mitigate flood risk.	The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).
Policy H7: Upton	
Follow the requirements of relevant local and national planning policy to mitigate flood risk.	The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).
Policy H8: Small sites next to existing settlements	

Recommendation from Environmental Report	Response
<p>Direct sites to areas of green infrastructure that have less quality/fewer functions.</p>	<p>The local plan includes policies (Policy I3) relating to green infrastructure which would need to be taken into consideration when assessing small sites proposals (Policy H8).</p>
Policy H9: Housing mix	
<p>Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.</p>	<p>The local plan includes a monitoring requirement relating to Policy H9.</p>
Policy H10: Part M of Building Regulations	
<p>No mitigation identified</p>	<p>N/A</p>
Policy H11: Affordable housing	
<p>Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.</p>	<p>The local plan monitoring requirements include specific provisions around Policy H11 in respect to delivery of affordable homes and reporting in the authority monitoring report.</p>
Policy H12: Rural exceptions sites	
<p>Direct sites to areas of green infrastructure that have less quality/fewer functions and areas of least biodiversity interest.</p> <p>Direct sites to ensure landscapes and townscapes are not adversely impacted upon.</p>	<p>The local plan includes policies (Policy I3) relating to green infrastructure which would need to be taken into consideration when assessing rural exceptions sites proposals (Policy H12).</p> <p>The local plan includes general policies relating to landscape (Policy E1) and design (Policy E12), and the council has also prepared townscape character appraisals which have been adopted as supplementary planning documents. These general policies and the supporting evidence should help avoid adverse impacts from new development as part of the development management process.</p>
Policy H13: Rural workers homes in the countryside	

Recommendation from Environmental Report	Response
<p>Direct proposed dwellings to areas of green infrastructure that have less quality/fewer functions and areas of least biodiversity interest</p>	<p>The local plan includes general policies relating to biodiversity (Policy E10) and green infrastructure (Policy I3). These general policies should help avoid adverse impacts from new development on biodiversity and green infrastructure as part of the development management process.</p>
<p>Policy H14: Second homes</p>	
<p>No mitigation identified</p>	<p>N/A</p>
<p>Policy H15: Gypsy, traveller and travelling showpeople</p>	
<p>Policy could be revised to ensure that local services and facilities could cope with any increase in demand caused by a site.</p> <p>Additional reference to support opportunities to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities would have been welcomed.</p> <p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.</p> <p>In applying other policies in the plan, ensure adverse effects on biodiversity are avoided.</p>	<p>Criteria a. of Policy H15 refers to access to services and facilities including schools, shops, health services and public transport. The local plan also includes an overarching spatial strategy for development (Policy V1) which references a settlement hierarchy. Those settlements ranked more highly in the strategy typically have a wider range and number of services and facilities. The distribution of development should take account of the strategy alongside the specific requirements in Policy H15 and those in national planning policy in ‘Planning policy for traveller sites’ (amended in December 2023).</p> <p>Criteria b. of Policy H15 refers to safe access and parking provision on Traveller sites. Policy I2 (improving accessibility and transport) also includes general requirements around encouraging sustainable travel.</p> <p>The local plan includes general policies relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which, alongside national policy and the sequential and exceptions tests, will also apply to Traveller development.</p> <p>Policy E10 includes general requirements relating to biodiversity that would need to be considered when assessing proposals for Traveller sites.</p>
<p>Policy EE1: Employment land supply</p>	

Recommendation from Environmental Report	Response
<p>Ensure housing need and economic growth complement each other.</p> <p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk sustainable travel and accessibility.</p> <p>Impact assessments on the potential effect upon protected sites should be carried out and any required mitigation implemented prior to available land being developed.</p> <p>Ensure new development is delivered in line with other policies in the plan including those on design and the historic environment.</p> <p>Sustainable design and construction and nonprivate vehicle transport solutions to be employed within developments.</p>	<p>The evidence local plan strategies and policy takes account of the projections around need for homes in the Purbeck area.</p> <p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2).</p> <p>A main modification to Policy EE2 (planning for employment) includes a requirement relating to the habitats regulations. The local plan also includes specific policies relating to habitat sites including Dorset Heaths (Policy E8) and Poole Harbour (Policy E9), in addition to a general policy relating to habitat sites (Policy E7).</p> <p>The local plan includes general policies relating to the historic environment (Policy E2) and design (Policy E12), and monitoring requirements relating these policies.</p> <p>The local plan includes a requirement relating to improving accessibility and travel (Policy I2) which would also be applied to development proposals for employment uses.</p>
Policy EE2: Planning for employment	
<p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.</p> <p>Direct rural employment towards brownfield sites where possible and the least sensitive sites with regards to biodiversity.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). Policy EE2 also specifically cross references Policy I2.</p> <p>Policy EE2 does state that employment uses will be encouraged as part of the change of use of existing buildings alongside well designed new buildings.</p>
Policy EE3: Vibrant town and local centres	
<p>Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). There are separate monitoring requirements relating to both policies.</p>

Recommendation from Environmental Report	Response
<p>Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective. (Protect and enhance habitats and species and local Geodiversity)</p> <p>Ensure development is sensitive to the unique townscapes.</p> <p>Apply other policies in the plan if out of centre retail development comes forward, in particular those regarding sustainable design and travel solutions</p>	<p>Policy revised through Main Modification (SMM65) to include a specific requirement relating to protected habitats and species. Development in town centres also subject to Policy E10 relating to biodiversity and the Environment Act.</p> <p>The local plan includes a general policy relating to design (Policy E12) which is also subject to a specific monitoring requirement.</p> <p>Policy EE3 includes a number of specific requirements relating to out of town retail development for main town centre uses. Policy I2 is a general policy relating to improving accessibility and travel which would apply to development in town centres.</p>
Policy EE4: Supporting vibrant and attractive tourism	
<p>Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.</p> <p>Ensure sustainable travel solutions are delivered alongside tourism development.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). There are separate monitoring requirements relating to both policies.</p> <p>See response above.</p>
Policy I1: Developer contributions to deliver Purbeck's infrastructure	
<p>Infrastructure development should be sensitive to potential impacts upon flood risk and climate change and where necessary implementation of s106 or CIL for measures that would contribute positively to this objective should be pursued.</p> <p>Infrastructure development should be sensitive to landscapes, townscapes and cultural and historical assets.</p>	<p>National planning policy relating to flood risk requires that applicants should explore opportunities to reduce the causes and impacts of flooding. The requirement in national policy will allow these opportunities to be examined when taking decisions on planning applications. Either planning obligations or CIL contributions may be used to secure the necessary investments.</p> <p>The local plan includes general policies relating to landscape (Policy E1), the historic environment (Policy E2) and design (Policy E12) which would need to be taken into consideration as part of the process of considering planning applications for infrastructure development.</p>
Policy I2: Improving accessibility and transport	

Recommendation from Environmental Report	Response
<p>Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective. (Protect and enhance habitats and species and local Geodiversity)</p>	<p>Development should be assessed against both the Habitats Regulations and Policies E7 to E9 which relate to specific habitat sites in the Purbeck area.</p>
<p>Policy I3: Green infrastructure, trees, and hedgerows</p>	
<p>No mitigation identified</p>	<p>N/A</p>
<p>Policy I4: Recreation, sport and open space</p>	
<p>Revise policy to ensure consideration is given to smaller sites' contribution to recreation, sport and open space requirements.</p>	<p>The scope of the policy is expressly limited to introducing a requirement for new recreation, sport and open space in respect to the policy allocations defined in the local plan, and in respect to major residential sites (Main Modification 75). The local plan and its policies have been subject to viability assessment as national planning policy stipulates</p>
<p>Policy I5: Morden Park strategic suitable alternative natural green space and holiday park</p>	
<p>No mitigation identified by any works associated with the SANG or holiday park development should ensure appropriate implementation of policy for flood risk and sustainable drainage.</p>	<p>The local plan includes general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5). Main modifications mean that Policy I5 no longer includes provisions relating to Morden Park holiday park.</p>
<p>Policy I6: Wareham integrated health and social care</p>	
<p>More clarity required in the Plan on the deliverability of the new facility.</p> <p>Ensure appropriate provision of drainage infrastructure as part of any redevelopment</p> <p>Retain green infrastructure in the site's redevelopment and seek opportunities to increase its quality, particularly in regard to biodiversity.</p>	<p>Local plan policies have been updated in the course of the examination through main modifications (SMM78) to reflect the latest position around supply and forecast delivery.</p> <p>The local plan includes general policies relating to Sustainable Drainage Systems (SuDs) (Policy E5).</p> <p>The local plan includes general requirements relating to green infrastructure (Policy I3) and biodiversity (Policy E10).</p> <p>The local plan includes general requirements relating to the historic environment (Policy E2) and design (Policy E12).</p>

Recommendation from Environmental Report	Response
<p>Ensure effective implementation of policy for the promotion of high quality design and conservation and enhancement of heritage assets.</p> <p>New build facility should incorporate energy efficient design.</p>	<p>New development will be subject to Policy 12, which includes a requirement around energy consumption and renewable energy, and building regulations which includes requirements to improve energy efficiency of homes.</p>
Policy I7: Community facilities and services	
No mitigation identified (mitigation already identified in policy)	N/A
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	
No mitigation identified	N/A

Table 9: Summary of recommendations and responses relating to the ‘Pre-submission’ Sustainability Appraisal (October 2018)

‘Updated report following pre-submission draft’ Sustainability Appraisal (January 2019)

33. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
Policy V1: Spatial strategy for sustainable communities	
<p>Ensure that mitigation identified in site specific FRAs is implemented.</p> <p>Sustainable design and construction and non-private vehicle transport solutions to be employed within developments.</p>	<p>Flood risk has been taken into consideration as part of site selection, through the application of the sequential test and in site specific discussions connected with the preparation of Memorandum of Understanding. As part of the process of preparing the Memorandum of Understanding, and where required, more detailed site-specific Flood Risk Assessments have been undertaken by landowners and shared with the council to inform the plan making process. Risk Management Authorities have also been engaged and landowners have considered how they might control, manage and mitigate flood risk. Planning conditions and obligations applied when taking decisions on planning conditions provide the mechanisms for ensuring that appropriate measures relating to flood risk are implemented.</p>

Recommendation from Environmental Report	Response
	<p>Policy E12 (Design) includes a requirement to deliver high quality design in new development and as part of this seek to minimise energy consumption and to encourage renewable energy. Policy I2 (Improving accessibility and transport) includes requirements ‘maximising’ alternative sustainable means of travel in new development. The local plan site allocations policies for new homes also include requirements around enhancing accessibility through investments infrastructure for cycling and walking, and investments in infrastructure to support the use of electric vehicles.</p>
Policy V2: Green Belt	
<p>Ensure that mitigation identified in site specific FRAs is implemented.</p>	<p>The council updated the Level 1 SFRA for Purbeck in the course of the plan making process (SFRA Level 1, January 2018). Sequential testing has been undertaken as part of plan making, and measures to control, manage and mitigate flood risk that are proposed in detailed planning proposals may be secured through planning conditions or planning obligations.</p>
Policy E1: Landscape	
<p>No mitigation identified</p>	<p>N/A</p>
Policy E2: Historic environment	
<p>No mitigation identified</p>	<p>N/A</p>
Policy E3: Renewable energy	
<p>In applying other policies in Plan, ensure that any negative impacts are mitigated through measures such as new habitat creation in other locations.</p> <p>The policy does mitigate a negative impact as any adverse impacts must be satisfactorily addressed. The impact may be slightly negative on landscapes and heritage assets but would not be significant.</p>	<p>Policy E10 applies the mitigation hierarchy for biodiversity in national policy which requires that applicants avoid, mitigate and compensate for harm to biodiversity. The Environment Act has now also introduced the requirement for achieving net gains in biodiversity.</p> <p>N/A</p>
Policy E4: Assessing flood risk	
<p>No mitigation identified</p>	<p>N/A</p>

Recommendation from Environmental Report	Response
Policy E5: Sustainable drainage systems	
Take opportunities to ensure the SuDS would offer the best possible habitat.	MM13 includes a requirement for the design of SuDS to take account of 'opportunities for maximising biodiversity'.
Policy E6: Coastal change management areas	
It will be necessary to ensure that development proposals are accompanied by a coastal erosion vulnerability assessment that assesses the degree of risk and the scale, nature and location of the development.	Policy E6 clarifies which types of development will be appropriate in CCMA and includes a requirement for applicants to prepare and submit vulnerability assessments as part of their planning application.
Policy E7: Conservation of protected sites	
No mitigation identified	N/A
Policy E8: Dorset heathlands	
No mitigation identified	N/A
Policy E9: Poole Harbour	
Ensure flood risk and coastal erosion is adequately considered when drafting the Recreation in Poole Harbour SPD	N/A to the Purbeck Local Plan.
Policy E10: Biodiversity and geodiversity	
Ensure cross cutting benefits are considered when implemented biodiversity/geodiversity mitigation schemes.	The local plan includes separate requirements around habitat site mitigation and other infrastructure (including green infrastructure). Read as a whole, this should allow strategic thinking around mitigation and compensation measures and any benefits to be stacked where possible.
Policy E11: Development next to sewage treatment works and pumping stations	
No mitigation identified	N/A
Policy E12: Design	

Recommendation from Environmental Report	Response
<p>Ensure cross cutting benefits (such as flood protection) are consider during design stage</p>	<p>The local plan includes separate requirements around habitat site mitigation and other infrastructure (including green infrastructure). Read as a whole, this should allow strategic thinking around mitigation and compensation measures and any benefits to be stacked where possible.</p>
<p>Policy H1: Local housing requirement</p>	
<p>Monitoring of the existing services and facilities and ensuring any gaps in provision would be secured as part of the planning process when new development is delivered.</p> <p>Ensure new development designs includes adequate drainage and flood resilience.</p> <p>Ensure new development designs-in opportunities for biodiversity and new green infrastructure.</p> <p>Ensuring the location and design of development is sensitive to landscapes, townscapes and cultural and historical assets.</p> <p>Sustainable design and construction and nonprivate vehicle transport solutions to be employed within developments.</p>	<p>Policy I1 includes requirements for delivery of infrastructure alongside new development. The proposed housing allocations (Policies H4 to H7) also include specific requirements to deliver infrastructure, services and facilities alongside this new development. The spatial strategy for development in the local plan (underpinned by the settlement hierarchy) will be reviewed in the course of preparing the Dorset Council Local Plan.</p> <p>The local plan includes general requirements relating to green infrastructure (Policy I3) and space for recreation (Policy I4) and biodiversity (Policy E10).</p> <p>The local plan includes general policies relating to landscape (Policy E1), the historic environment (Policy E2) and design (Policy E12) which will ensure that these considerations are taken into account when assessing planning applications. Considerations relating to the historic environment, landscape and townscape were also considered as part of the site selection process which underpins the local plan housing policy allocations.</p> <p>The local plan includes a general policy relating to improving accessibility and transport (Policy I2) and the site allocations for new homes include specific requirements.</p>
<p>Policy H2: The housing land supply</p>	
<p>No mitigation identified</p>	<p>N/A</p>
<p>Policy H3: New housing development requirements</p>	

Recommendation from Environmental Report	Response
<p>Further detail on the connections of a development site to existing rights of way and enabling a coordinated strategy of access to and through a site would have been welcomed; however this will be resolved through the development management process.</p>	<p>The site allocations policies (Policies H4 to H7) include specific requirements access and connectivity.</p>
<p>Policy H4: Moreton Station / Redbridge Pit</p>	
<p>Policies within the plan provide mitigation by securing drainage plans etc.</p>	<p>The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).</p>
<p>Policy H5: Wool</p>	
<p>Follow the requirements of relevant local and national planning policy to mitigate flood risk.</p>	<p>The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).</p>
<p>Policy H6: Lytchett Matravers</p>	
<p>Follow the requirements of relevant local and national planning policy to mitigate flood risk.</p>	<p>The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).</p>
<p>Policy H7: Upton</p>	

Recommendation from Environmental Report	Response
<p>Follow the requirements of relevant local and national planning policy to mitigate flood risk.</p>	<p>The local plan includes policies with general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which will be applicable to all development proposals. Landowners have also site specific Flood Risk Assessments as part of their work on gathering evidence to support the local plan policy allocations for new homes (Policies H4 to H7).</p>
<p>Policy H8: Small sites next to existing settlements</p>	
<p>Direct sites to areas of green infrastructure that have less quality/fewer functions.</p>	<p>The local plan includes policies (Policy I3) relating to green infrastructure which would need to be taken into consideration when assessing small sites proposals (Policy H8).</p>
<p>Policy H9: Housing mix</p>	
<p>Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.</p>	<p>The local plan includes a monitoring requirement relating to Policy H9.</p>
<p>Policy H10: Part M of Building Regulations</p>	
<p>No mitigation identified</p>	<p>N/A</p>
<p>Policy H11: Affordable housing</p>	
<p>Robust monitoring of housing needs over the plan period will be required to ensure the policy can respond.</p>	<p>The local plan monitoring requirements include specific provisions around Policy H11 in respect to delivery of affordable homes and reporting in the authority monitoring report.</p>
<p>Policy H12: Rural exceptions sites</p>	
<p>Direct sites to areas of green infrastructure that have less quality/fewer functions and areas of least biodiversity interest.</p> <p>Direct sites to ensure landscapes and townscapes are not adversely impacted upon.</p>	<p>The local plan includes policies (Policy I3) relating to green infrastructure which would need to be taken into consideration when assessing rural exceptions sites proposals (Policy H12).</p> <p>The local plan includes general policies relating to landscape (Policy E1) and design (Policy E12), and the council has also prepared townscape character appraisals which have been adopted as supplementary planning</p>

Recommendation from Environmental Report	Response
	documents. These general policies and the supporting evidence should help avoid adverse impacts from new development as part of the development management process.
Policy H13: Rural workers homes in the countryside	
Direct proposed dwellings to areas of green infrastructure that have less quality/fewer functions and areas of least biodiversity interest	The local plan includes general policies relating to biodiversity (Policy E10) and green infrastructure (Policy I3). These general policies should help avoid adverse impacts from new development on biodiversity and green infrastructure as part of the development management process.
Policy H14: Second homes	
No mitigation identified	N/A
Policy H15: Gypsy, traveller and travelling showpeople	
<p>Policy could be revised to ensure that local services and facilities could cope with any increase in demand caused by a site.</p> <p>Additional reference to support opportunities to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities would have been welcomed.</p> <p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.</p> <p>In applying other policies in the plan, ensure adverse effects on biodiversity are avoided.</p>	<p>Criteria a. of Policy H15 refers to access to services and facilities including schools, shops, health services and public transport. The local plan also includes an overarching spatial strategy for development (Policy V1) which references a settlement hierarchy. Those settlements ranked more highly in the strategy typically have a wider range and number of services and facilities. The distribution of development should take account of the strategy alongside the specific requirements in Policy H15 and those in national planning policy in ‘Planning policy for traveller sites’ (amended in December 2023).</p> <p>Criteria b. of Policy H15 refers to safe access and parking provision on Traveller sites. Policy I2 (improving accessibility and transport) also includes general requirements around encouraging sustainable travel.</p> <p>The local plan includes general policies relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5) which, alongside national policy and the sequential and exceptions tests, will also apply to Traveller development.</p>

Recommendation from Environmental Report	Response
	<p>Policy E10 includes general requirements relating to biodiversity that would need to be considered when assessing proposals for Traveller sites.</p>
Policy EE1: Employment land supply	
<p>Ensure housing need and economic growth complement each other.</p> <p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk sustainable travel and accessibility.</p> <p>Impact assessments on the potential effect upon protected sites should be carried out and any required mitigation implemented prior to available land being developed.</p> <p>Ensure new development is delivered in line with other policies in the plan including those on design and the historic environment.</p> <p>Sustainable design and construction and nonprivate vehicle transport solutions to be employed within developments.</p>	<p>The evidence local plan strategies and policy takes account of the projections around need for homes in the Purbeck area.</p> <p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2).</p> <p>A main modification to Policy EE2 (planning for employment) includes a requirement relating to the habitats regulations. The local plan also includes specific policies relating to habitat sites including Dorset Heaths (Policy E8) and Poole Harbour (Policy E9), in addition to a general policy relating to habitat sites (Policy E7).</p> <p>The local plan includes general policies relating to the historic environment (Policy E2) and design (Policy E12), and monitoring requirements relating these policies.</p> <p>The local plan includes a requirement relating to improving accessibility and travel (Policy I2) which would also be applied to development proposals for employment uses.</p>
Policy EE2: Planning for employment	
<p>Neutral effect of policy dependent upon effective implementation of policy for managing flood risk, sustainable travel and accessibility.</p> <p>Direct rural employment towards brownfield sites where possible and the least sensitive sites with regards to biodiversity.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). Policy EE2 also specifically cross references Policy I2.</p> <p>Policy EE2 does state that employment uses will be encouraged as part of the change of use of existing buildings alongside well designed new buildings.</p>

Recommendation from Environmental Report	Response
Policy EE3: Vibrant town and local centres	
<p>Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.</p> <p>Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective. (Protect and enhance habitats and species and local Geodiversity)</p> <p>Ensure development is sensitive to the unique townscapes.</p> <p>Apply other policies in the plan if out of centre retail development comes forward, in particular those regarding sustainable design and travel solutions.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). There are separate monitoring requirements relating to both policies.</p> <p>Policy revised through Main Modification (SMM65) to include a specific requirement relating to protected habitats and species. Development in town centres also subject to Policy E10 relating to biodiversity and the Environment Act.</p> <p>The local plan includes a general policy relating to design (Policy E12) which is also subject to a specific monitoring requirement.</p> <p>Policy EE3 includes a number of specific requirements relating to out of town retail development for main town centre uses. Policy I2 is a general policy relating to improving accessibility and travel which would apply to development in town centres.</p>
Policy EE4: Supporting vibrant and attractive tourism	
<p>Overall neutral effect of policy dependent upon adequate implementation of wider policy in the local plan regarding flood risk, transport and accessibility.</p> <p>Ensure sustainable travel solutions are delivered alongside tourism development.</p>	<p>The local plan includes general policies with requirements relating to flood risk (Policy E4) and travel (Policy I2). There are separate monitoring requirements relating to both policies.</p> <p>See response above.</p>
Policy I1: Developer contributions to deliver Purbeck's infrastructure	
<p>Infrastructure development should be sensitive to potential impacts upon flood risk and climate change and where necessary implementation of s106 or CIL for measures that would contribute positively to this objective should be pursued.</p>	<p>National planning policy relating to flood risk requires that applicants should explore opportunities to reduce the causes and impacts of flooding. The requirement in national policy will allow these opportunities to be examined when taking decisions on planning applications. Either planning obligations or CIL contributions may be used to secure the necessary investments.</p> <p>The local plan includes general policies relating to landscape (Policy E1), the historic environment (Policy E2) and design (Policy E12) which would</p>

Recommendation from Environmental Report	Response
Infrastructure development should be sensitive to landscapes, townscapes and cultural and historical assets.	need to be taken into consideration as part of the process of considering planning applications for infrastructure development.
Policy I2: Improving accessibility and transport	
Apply other policies in the plan to ensure no adverse impacts with regards to this SA objective. (Protect and enhance habitats and species and local Geodiversity)	Development should be assessed against both the Habitats Regulations and Policies E7 to E9 which relate to specific habitat sites in the Purbeck area.
Policy I3: Green infrastructure, trees, and hedgerows	
No mitigation identified	N/A
Policy I4: Recreation, sport and open space	
Revise policy to ensure consideration is given to smaller sites' contribution to recreation, sport and open space requirements.	The scope of the policy is expressly limited to introducing a requirement for new recreation, sport and open space in respect to the policy allocations defined in the local plan, and in respect to major residential sites (Main Modification 75). The local plan and its policies have been subject to viability assessment as national planning policy stipulates
Policy I5: Morden Park strategic suitable alternative natural green space and holiday park	
No mitigation identified by any works associated with the SANG or holiday park development should ensure appropriate implementation of policy for flood risk and sustainable drainage.	The local plan includes general requirements relating to flood risk (Policy E4) and Sustainable Drainage Systems (Policy E5). Main modifications mean that Policy I5 no longer includes provisions relating to Morden Park holiday park.
Policy I6: Wareham integrated health and social care	
<p>More clarity required in the Plan on the deliverability of the new facility.</p> <p>Ensure appropriate provision of drainage infrastructure as part of any redevelopment</p>	<p>Local plan policies have been updated in the course of the examination through main modifications (SMM78) to reflect the latest position around supply and forecast delivery.</p> <p>The local plan includes general policies relating to Sustainable Drainage Systems (SuDs) (Policy E5).</p>

Recommendation from Environmental Report	Response
<p>Retain green infrastructure in the site's redevelopment and seek opportunities to increase its quality, particularly in regard to biodiversity.</p> <p>Ensure effective implementation of policy for the promotion of high quality design and conservation and enhancement of heritage assets.</p> <p>New build facility should incorporate energy efficient design.</p>	<p>The local plan includes general requirements relating to green infrastructure (Policy I3) and biodiversity (Policy E10).</p> <p>The local plan includes general requirements relating to the historic environment (Policy E2) and design (Policy E12).</p> <p>New development will be subject to Policy 12, which includes a requirement around energy consumption and renewable energy, and building regulations which includes requirements to improve energy efficiency of homes.</p>
Policy I7: Community facilities and services	
<p>No mitigation identified (mitigation already identified in Policy)</p>	<p>N/A</p>
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	
<p>No mitigation identified</p>	<p>N/A</p>

Table 10: Summary of recommendations and responses relating to the ‘Updated report following pre-submission draft’ Sustainability Appraisal (January 2019)

‘Addendum’ to Sustainability Appraisal (November 2019)

34. The addendum provides baseline assessments of settlements and their capacity for growth. The addendum recommends that ‘housing is focussed on the least constrained areas to ensure the least impact on biodiversity and not impact on national agendas that protect designations, green belt and AONB. Significant mitigation is needed for more housing particularly in certain areas and it is unclear if mitigation would be sufficient to combat impacts.’ (Paragraph 140). The addendum does not go onto provide any specific recommendations for mitigation.

‘Main Modifications’ Sustainability Appraisal (November 2020)

35. Main Modifications abbreviated to MM in the table below. Recommendations taken from Table of the MM Sustainability Appraisal. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
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MM 5 (Policy V1), 28 (supporting text housing policies), 33 (supporting text to housing policies), 35 (Policy H4), 36 (supporting text to housing policies), 38 (Policy H5), 39 (supporting text to housing policies), 40 (Policy H6) & 41 (Policy H7)	
<p>The modification creates uncertainty over the numbers to be delivered. It is uncertain what ‘around’ means and this could deliver significantly fewer or more than is ‘needed’. To aid decision making, an explanation of why the word ‘around’ has been used in relation to housing numbers. For example, if the wording was changed to allow flexibility for good design and effective use of land then this should be stated.</p>	<p>Main modification SMM30 includes an explanation of the why the word ‘around’ has been added to a number of policies in the local plan relating to housing land supply. The requirements to national policy to monitor the supply and delivery of homes, and the presumption in favour of sustainable development, provides mechanisms to support housing delivery in the event that fewer homes are delivered on the sites allocated through policies in this local plan.</p>
MM45 (Policy H9)	
<p>Consider amending the wording of criterion b to the following: ‘10% are as single storey <u>accessible homes which can be in the form of flats or bungalows</u>’ to help achieve the objective of meeting as much of Purbeck’s housing need as possible.</p> <p>Consider also amending the wording of the paragraph referring to specialist housing to the following: ‘will be supported both through individual developments at appropriate locations in accordance <u>with the settlement hierarchy and in consultation with agreement from local health and social care providers</u>’ to ensure the right type of housing is provided that addresses the changing needs of the elderly and disabled.</p> <p>Consider amending the wording allowing Neighbourhood Plans to alter the need to ensure Neighbourhood Plans obtain agreement from local</p>	<p>Changes (through main modifications) made to Policy H9 in accordance with the Sustainability Appraisal recommendations.</p> <p>Changes (through main modifications) made to Policy H9 in accordance with the Sustainability Appraisal recommendations.</p> <p>Changes (through main modifications) made to Policy H9 to allow local communities to set distinct local requirements on the mix and types of homes.</p>

<p>health and social care providers for any distinct local requirements for the types of homes to be provided.</p>	
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Table 11: Summary of recommendations and responses relating to the ‘Main Modifications’ Sustainability Appraisal (November 2020)

‘Further Proposed Main Modifications’ Sustainability Appraisal (December 2021)

36. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
<p align="center">Strategic options for mitigating the impacts of development heathland habitat sites</p>	
<p>Ensure the required level of mitigation is delivered to address the additional effects of new housing development (including completed and expected windfall development, and allocations from earlier plans) within the wider Wareham Forest area, where evidence suggests people may visit Morden Bog, SSSI, SPA, SAC and Ramsar.</p> <p>Review the heathland mitigation delivered through the Purbeck Local Plan 2018-2034 when devising the Dorset Council Local Plan.</p>	<p>The council has prepared an interim mitigation strategy for Dorset Heaths habitat sites which sets out a flexible approach to delivering Heathland Infrastructure Projects. Over the course of the examination it has made good progress in delivery projects in the strategy, and main modifications (SMM16) to reference the strategy and the need for ongoing monitoring to ensure the effectiveness of the strategy. Policy I5 has been retained in the local plan which provides policy support to deliver a strategic SANGs at Morden.</p> <p>Main modifications (SMM16) include a reference and commitment to review the approach to delivery of strategic Heathland Infrastructure Projects as part of the Dorset Council Local Plan.</p>

Table 12: Summary of recommendations and responses relating to the ‘Further Proposed Main Modifications’ Sustainability Appraisal (December 2021)

‘Supplementary Proposed Main Modifications’ Sustainability Appraisal (November 2023)

37. Summary of recommendations from the Environmental Report and responses.

Recommendation from Environmental Report	Response
<p align="center">Options for mitigating the impacts of nutrient pollution from development on Poole Harbour habitat site</p>	

<p>Support delivery of appropriate mitigation, where necessary, through the nutrient neutrality (alternative a)) and provide a strong policy framework to guard against adverse impacts from development within Poole Harbour catchment.</p> <p>Review the mitigation delivered through the nutrient neutrality approach as part of the preparation of the Dorset Council Local Plan</p>	<p>Main modifications (SMM86 and SMM21) set out a strong and positive policy framework for assessing the impacts of development on Poole Harbour habitat site and the delivery of necessary mitigation.</p> <p>Preparation of the Dorset Council Local Plan will allow the council to review its position on this issue and the effectiveness of approaches that are developed to mitigate the impacts of nutrient pollution arising from new development.</p>
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Table 13: Summary of recommendations and responses relating to the ‘Supplementary Proposed Main Modifications’ Sustainability Appraisal (November 2023)

