



**Sustainability Appraisal: Non-technical summary  
Bere Regis Neighbourhood Plan  
June 2018**



## Purpose of this report

This is a non-technical summary of the Sustainability Appraisal (SA) for Purbeck District Council's Pre-Submission Bere Regis Neighbourhood Plan. The SA seeks to identify the economic, social and environmental impacts of the plan and suggest ways to avoid or minimise negative impacts and maximise positive ones.

## What is sustainable development?

The most commonly accepted definition of sustainable development is: '...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'

*Source: Brundtland Commission, 1987*

The UK government strategy for sustainable development 'Securing the Future' states that its aim is:

*'To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations'.*

The five guiding principles for sustainable development are:

- Living within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

## What are the stages of the Bere Regis Neighbourhood Plan and accompanying SA?

### Screening assessment

A screening assessment was carried out to ascertain whether the plan was likely to have any significant environmental effects. The result of this was due to the allocation of land for residential development, negative effects were possible. So the next stage of the SEA process was begun.



### Scoping Report

The scoping report was prepared in 2013 (available at [www.dorsetforyou.com/evidence/purbeck](http://www.dorsetforyou.com/evidence/purbeck)). A scoping report assesses the current state of the environment, social and economic issues in the area and helps to highlight areas for improvement or protection. This was followed by further iterations of the plan.



### Strategic Environmental Assessment

The full assessment will evaluate all reasonable alternatives to addressing the issues identified in the scoping report and any more that have arisen during evidence gathering. It will also include suggestions for mitigation techniques and monitoring for the policies.

## Overview of Pre-Submission Bere Regis Neighbourhood Plan

The Bere Regis Neighbourhood Plan process began in 2012 when a Neighbourhood Plan Group was set up to guide the development of the plan. In September 2012, members of the community were invited to complete an online or paper copy questionnaire to help identify the key issues and options for the village. The questionnaire covered the topics of housing, the village school, village facilities, commercial uses / development, and highways and traffic. The questionnaire results were published in December 2012 and shared with the community at a meeting on the 8<sup>th</sup> December 2012. The Neighbourhood Plan Area was formally agreed in February 2013. Following this the SA Scoping Report for the Bere Regis Neighbourhood Plan was prepared in 2013.

In September 2014 further consultations were held on proposed sites for housing, employment and Suitable Alternative Natural Green Space (SANGs). This was followed-up with a further questionnaire in November 2014 on a range of issues and potential sites for housing, SANGs and a new school. 181 households responded to the questionnaire with responses informing the preparation of the draft plan.

Additional work has also been undertaken to inform the draft plan, including Habitat Surveys in December 2016 for the main proposed housing sites at Back Lane, North Street and White Lovington. Additionally a Habitats Regulations Assessment has been carried out on the plan. The results of the surveys can also inform the SA/SEA.

Following further public consultation and any minor changes the Plan will be submitted to the Secretary of State and subject to an independent Examination in Public. Once adopted, the Bere Regis Neighbourhood Plan will become part of the Purbeck Development Plan covering the period up to 2036.

The following policies are included in the pre-submission plan:

- BR1: Settlement Boundaries
- BR2: SANG
- BR3: Nitrogen Mitigation
- BR4: Bere Regis Groundwater
- BR5: Noise Attenuation
- BR6: Affordable Housing Tenure
- BR7: Residential Development
- BR8: North Street Employment
- BR9: Community Facilities and Services
- BR10: Local Green Space

## What are the SA objectives?

Objectives are devised to create a succinct framework for the plan to meet. The policies and their alternatives are assessed against the framework to ensure the plan will meet its objectives.

The steering group perused the baseline information gathered in the scoping report and together with their local knowledge and results from questionnaires, came up with several issues they wanted to address through the plan.

They developed objectives for improvement and the following suggests ways of achieving this.

Objective	How to improve the objective
Public transport	Improve facilities and services and access to them to reduce the reliance on car use
Traffic Congestion	
Affordable housing	Build more homes and introduce an affordable housing scheme
Employment	Increase the employment site to make it more attractive to employers or developers
Activities for teens	Improve or safeguard the open spaces and tourism within the village
Make the settlement boundary inclusive and work for everyone in the village	Adjust the boundary
Reduce potential noise pollution	Adopt sustainable new technologies in order to achieve this

The objectives and policies are in conformity with Purbeck Local Plan Part One so for the purposes of SA, the objectives from PLP1 and the Neighbourhood Plan have been amalgamated into the final objectives as listed below.

Bere Regis Neighbourhood Plan Spatial Objective	Purbeck Local Plan Objectives	Final objective
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	Meet as much of Purbeck's housing need as possible	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.
Ensure the new housing is designed to fit well with the local streetscape and blend	Protect and enhance Purbeck's unique landscape and townscape, and cultural	Protect and enhance Purbeck's unique landscape and townscape, and cultural

with the vernacular architecture, as described in the main report, Appendix 1, the Conservation Area Appraisal.	and historical assets.	and historical assets.  Ensure the new housing is designed to fit well with the local streetscape and blend with the vernacular architecture, as described in the main report, Appendix 1, the Conservation Area Appraisal.
Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.  Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	Promote services and facilities where need is identified	Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	Harness the economic potential of tourism and widen employment opportunities	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	Reduce vulnerability to flooding and coastal change and adapt to climatic changes.

	Protect and enhance habitats and species.	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.
Minimise all forms of pollution and consumption of natural resources.		Minimise all forms of pollution and consumption of natural resources.

### How was the Bere Regis Neighbourhood Plan Pre-submission document appraised?

The pre-submission policies have been appraised against each of the SA objectives. In assessing the plan, a number of issues were taken into account, including:

- Whether the effect is likely to be permanent or temporary
- The likelihood of the effect occurring
- The scale of the effect (e.g. whether it will affect one location or a wide area)
- Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
- Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
- The current status and trends in the environmental, social and economic baseline or characteristics of the area affected
- Whether it is likely to affect particularly sensitive locations, e.g. those that are designated as international or national level, or where thresholds (e.g. air quality) might be breached.

Summary of assessment of each pre-submission policy against SA objectives

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	Not applicable

List of alternative policies assessed against SA Framework	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership and market properties.	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	Ensure the new housing is designed to fit well with the local streetscape and blend with the	Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport	Support and sustain existing community facilities and services such as social and sporting facilities and to create a new community Hall designed to enhance and enrich the lives of residents	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses	Reduce vulnerability to flooding and coastal change, and plan for climate change	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	Minimise all forms of pollution and consumption of natural resources.
Allocate development sites for 105 units	++	++	++	+	++	++	n	+	-
Continued use of PLP1 Policy NW: North West Purbeck (allocates 50 units)	+	++	++	+	+	+	n	+	-
Allocate development sites for 218 units	++	++	++	++	++	++	n	+	-
Continued use of PLP1 Policy AH	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Introduce a more specific Affordable Housing Tenure	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Allocate extended safeguarded employment site at North Street	n/a	+	n/a	+	n/a	++	n	n/a	-
Continued use of PLP1 Employment Allocation	n/a	+	n/a	+	n/a	++	n	n/a	-
Safeguard important open spaces	n/a	++	+	n/a	n/a	n/a	++	++	++
Continued use of PLP1 Policies GI	n/a	++	+	n/a	n/a	n/a	+	+	+



and BIO									
Introduce a policy that ensures noise attenuation	+	+	n/a	n/a	n/a	n	+	n/a	+
No noise pollution policy	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-
Introduce protection and encouragement of existing and potential community facilities and services	n/a	n/a	n/a	n/a	++	n/a	n/a	n/a	n/a
Continued use of PLP1 Policy CF Community Facilities and Services	n/a	n/a	n/a	n/a	++	n/a	n/a	n/a	n/a
Introduces a policy to address issues with groundwater	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++
Do not introduce a policy to address groundwater issues	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	--
Settlement Boundaries	++	+	++	n/a	++	++	n/a	n/a	n/a
Back Lane SANGs	n/a	++	++	n/a	++	n/a	++	++	+
Nitrogen Mitigation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++

### Summary of site appraisals

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/1374 – Rye Hill	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	++	++	++	++	++
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	++	n	++	++	++	++
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of	+	n	+	+	+	+

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/1374 – Rye Hill	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
community.						
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	-	+	+	++	+
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	++	+	+	++	++
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	++	+	+	++	++
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	n	n	n	n	n
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	n	n	n	n	n
Minimise all forms of pollution and consumption of natural resources	-	-	-	-	-	-

## The SEA Statement

### Recommendations and Conclusions

#### How has the SEA informed the policy?

##### Key findings

The SA examined alternatives, stipulated mitigation measures and created a monitoring framework (as discussed earlier) to ensure best use of the policy to address the identified need

##### Changes made to plan following SEA

None required.

#### The reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with

##### Key findings

This plan actively helps meet Bere Regis' development needs, scores very well for protecting Purbeck's assets and helps promote facilities within established areas, protecting Bere Regis's assets as a result.

### Discussion of positive and negative effects

The assessment does not identify any significant negative effects, however, there is potential for some minor negative effects which may be mitigated. These negative effects relate to increased flood risk, habitat protection, accessibility, pollution and natural resources. The Habitats Regulations Assessment (HRA) will be dealing with potential negative effects on habitat. Mitigation will include the need for housing allocations to provide suitable mitigation such as Suitable Alternative Natural Green Space (SANGs) and Flood Risk Assessments (FRA's) to prove proposals comply with Wessex Water, Natural England and Lead Local Flood Authorities requirements.

Regarding problems of accessibility, it is important to ensure that housing allocations are as close as possible to existing facilities and services, that cycle routes and walking routes are in place and that there is additional public transport. Policy HEA meets this to a certain extent with housing allocations in proximity to a local school, doctor's surgery, shops, and open space and recreation facilities.

The negative effect of pollution and natural resources is one caused by cumulative impact, with a particularly negative impact during the construction phase. Mitigation for some of this is similar to the mitigation for problems of accessibility: ensuring development sites are as close as possible to existing facilities and services and that cycle and walking routes are in place. All of

these measures would help keep increased traffic, associated traffic noise and light pollution to a minimum, as well as minimising the use of natural resources.

In the longer term, these effects reduce as construction work is completed and planting and landscaping schemes 'soften' the edges of new development to mitigate any potentially negative landscape impacts.

The SA has highlighted positive (some significant) effects with the Bere Regis Neighbourhood Plan first draft.

No single policy in the pre-submission document has a long-term significant negative effect on any of the SA objectives. However, the SA has identified several potential negative impacts as a result of cumulative and synergistic impact of development. These relate mainly to objectives regarding pollution and greenhouse gases, which may have an adverse impact on human health in parts of Bere Regis.

However, Purbeck has an adopted plan (Purbeck Local Plan Part 1) with policies already in place to protect landscape, biodiversity, flooding and other major issues relevant to Bere Regis.

A summary of the main strengths and weaknesses is set out below.

### **Sustainability strengths of the First Draft Bere Regis Neighbourhood Plan**

- Housing allocations that enable facilities and services to be focussed in specific areas.
- The delivery of maximum affordable housing provision to meet identified need.
- The promotion of additional services and facilities within the town which will help reduce the need for car dependence.
- The safeguarding of extended employment land which could reduce dependence on tourism, car use and create additional employment opportunities.
- The requirement for settlement extensions to mitigate the potential impacts on nearby heathland, for example through provision of new public open space (SANGs).
- The safeguarding of open space and recreation.
- Adopted robust policies (for example on landscape) in Purbeck Local Plan Part 1, which will be applied to all development.

### **Sustainability weaknesses of the First Draft Bere Regis Neighbourhood Plan**

- Housing growth is likely to have a cumulative impact on the environment and on energy consumption, as well as noise pollution and light pollution. This may in turn impact on the health and well-being of residents.
- Climate change could offset any enhancement to habitat and could lead to increased vulnerability to flooding.
- Negative impact of new development on pollution and consumption of natural resources in the short, medium and long term.

## Mitigation of potential adverse effects

### Summary of mitigation measures

Mitigation measures set out in this SA would go some way to making the Bere Regis Neighbourhood Plan more sustainable. Mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.

The table below lists mitigation measures for the Bere Regis Neighbourhood Plan that are not included in the HRA and mitigation that is not included in adopted policies in the Purbeck Local Plan Part 1.

Mitigation proposed	How could mitigation be addressed?
Wherever possible, encourage the improvement of regular sustainable transport to nearby towns	Talk to infrastructure providers
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions	Monitor its inclusion
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water	Monitor applications
Ensure applications are in line with PLP1 policies DH and PL.	Monitor applications
Ensure applications pay close attention to the SFRA	Monitor applications

## Monitoring the significant effects of implementing the plan on the environment

All of the monitoring that the Council undertakes of Local Plan policies relates in some way to achieving the SA objectives. For example, the monitoring of an increase in retail provision meets the objectives of promoting services and facilities, widening employment opportunities and helping everyone access basic services.

Where we identify a problem then we make recommendations in the relevant report, this is published at <https://www.dorsetforyou.gov.uk/localplan/monitoring/purbeck>. In this way, we have a monitoring programme in place to address areas where we are not meeting our targets or where there is an issue.

The table below summarises the SA objectives and how they are monitored in scoping reports and in the annual monitoring programme.

SA objectives	Recommendations for SA scoping reports	Recommendations for SA monitoring programme
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Housing and Affordable Housing.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land, Tourism, Community Facilities.
Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land and Tourism.
Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Transport and Accessibility.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Support existing and new employment	Use available data to build up	Data included in monitoring report for

opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	information for future scoping reports.	Employment
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Minimise all forms of pollution and consumption of natural resources.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications are in line with PLP1 policies DH and PL.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications pay close attention to the SFRA	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment