



**Purbeck District Council
Sustainability Appraisal
Bere Regis Neighbourhood Plan First Draft
June 2018**



Introduction

Purpose of this report

The purpose of this report is to present the findings of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Bere Regis Neighbourhood Plan 2018.

The SA process seeks to identify economic, social and environmental impacts of the plan, and suggest ways to avoid or minimise potential negative impacts and maximise positive ones. The flow chart below shows the SA process, this document is the final stage of the assessment and briefly recaps on the previous two stages.

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 that it possibly would due to the allocation of land for residential development. 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). A scoping report assesses the 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.

Meeting the SEA Directive Requirements

The SA process, set out in government guidance (ODPM, 2004 & CLG, 2014) allows for the incorporation of a Strategic Environmental Assessment (SEA). The SEA meets the requirements of a European law on the environmental assessment of plans known as the Strategic Environmental Assessment Directive (SEA). The output of an SA is the Sustainability Report, which includes a Strategic Environmental Assessment (SEA) with baseline information and a prediction of the environmental impacts of the plan. From now on, reference to SA should be taken to mean “SA incorporating SEA”.

The table below shows which documents deal with the SEA Directive Requirements.

SEA Directive Requirements	Where covered
Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be give is (Article 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	This document
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	This document
The environmental characteristics of areas likely to be significantly affected	This document
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	This document
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the	This document

required information)	
A description of measures envisaged concerning monitoring in accordance with Article 10	This document
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
Provision of information on the decision	
<ul style="list-style-type: none"> When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with The measures decided concerning monitoring (Article 9) 	SA statement on adoption of the plan.
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This document

What is sustainable development?

(Taken from Partial Review Options Consultation Document Sustainability Appraisal)

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

Bere Regis Neighbourhood Plan Process

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 8th 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.

Scoping Report

The scoping report identified the following characteristics and issues in Bere Regis that could occur without the implementation of the Bere Regis Neighbourhood Plan.

Likely evolution of the baseline without Bere Regis Neighbourhood Plan	
Social	Due to in-migration to the area and the high quality of life offered in Purbeck, it is likely that house prices will continue to rise over and above local salaries. The plan also ensures that new housing development is in the right locations in and around the village, in terms of local support, accessibility to services and facilities, and the provision of SANGs. Concerns about public transport provision, traffic congestion and the provision of activities for teenagers could be addressed by the delivery of additional housing to support community facilities and services, reduced congestion through development layouts and parking provision, retention of recreational open space and community facilities to enable the provision of activities, particularly for younger generations.
Economic	Local employment opportunities will remain limited encouraging existing and new residents to commute to nearby towns to access work opportunities. Without the plan, the opportunity to provide additional employment space within the village may be lost. The Neighbourhood Plan also supports tourism as an important part of the local economy and actively encourages tented and touring accommodation within the Parish to further encourage local tourism. Without the Neighbourhood Plan, important economic and tourism related opportunities might be lost.
Environmental	

The amount of housing at risk of flooding within the Parish may increase with climate change. Bere Regis has specific groundwater infiltration problems that are related to sewer capacity issues. Although there are policies in Purbeck Local Plan Part 1 on flooding and coastal erosion, not having a specific 'Groundwater' policy in the Bere Regis Neighbourhood Plan could limit opportunities to manage this element of flood risk to the village.

Bere Regis also has protected Dorset heathlands within the parish and in close proximity to the village. Without a Bere Regis Neighbourhood Plan which steers development away from protected sites and ensure the provision of SANGs to mitigate the impacts of additional residential development on protected sites, negative impacts could continue. Without a plan, existing areas of open space and Green Infrastructure that are important to the village, local landscape and biodiversity may not be protected.

The scoping report used the baseline information to identify issues and opportunities for the plan to consider.

Issues and opportunities	Sub-theme	Main Sources
Social		
Bere Regis residents say that the 2 nd most important factor in making Bere Regis a good place to live is the provision of affordable decent housing.	Housing	Ward data
Land has been submitted by landowners for potential development around Bere Regis	Housing	Strategic Housing Land Availability Assessment
All housing in Bere Regis will need to contribute towards heathland mitigation.	Housing	Purbeck Local Plan Part 1
Bere Regis is within North-West Purbeck spatial area which needs to provide 120 dwellings between 2006 and 2027. Many have already been built, or have planning permission. Approximately 78 still need to be provided.	Housing	Purbeck Local Plan Part 1
Residents value their local services and would like to retain them	Community services & facilities	Purbeck Local Plan Part 1
The most important factor in making Bere Regis a good place to live is provision of health services.	Community services & facilities	Ward data
Activities for teenagers is the 2 nd factor in Bere Regis most in need of improvement.	Community services & facilities	Ward data
The population of Bere Regis decreased by 7% between 1999 and 2009.	Housing	Ward data
Economic		
Bere Regis needs to attract more employment opportunities	Work	Purbeck Local Plan Part 1

Public transport in Bere Regis is the factor most in need of improvement	Accessibility & transport	Ward data
About 11% of households don't own a car. This is less than the Purbeck average of 14%	Accessibility & transport	Ward data
Environmental		
Bere Regis has significant problems with fluvial, groundwater, and surface water flooding.	Flood risk	Strategic Flood Risk Assessment (including Catchment Flood Management Plans)
The Bere Stream is part of the Piddle catchment which discharges into Poole Harbour, which is a SPA and Ramsar. New development could incorporate measures to avoid excessive nutrients being discharged into the harbour.	Biodiversity	Purbeck Local Plan Part 1
Bere Regis is surrounded by Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), Ramsars, SSSIs and SNCs, which are protected because of their biodiversity interest.	Biodiversity	Purbeck Local Plan Part 1
New development may impact on the character of the town.	Landscape & heritage	Townscape Character Appraisal
Development in Bere Regis offers opportunities for enhancement of the townscape and landscape	Landscape & heritage	Townscape Character Appraisal & Landscape Character Assessment (non-AONB)
Some of the character of the landscape around Bere Regis is judged to be in poor condition	Landscape & heritage	Landscape Character Assessment (non-
Much of Bere Regis is in a conservation area	Landscape & heritage	Bere Regis Conservation Area
There is no significant pollution identified in Bere Regis, but this must be taken into account to meet the requirements of the SEA Directive	Pollution & natural resources	Environment Agency
Levels of traffic congestion in Bere Regis are the 3 rd factor most in need of improvement.	Pollution (noise)	Ward data

Consultation on the scoping report

Finally, the scoping report was sent out for consultation and the results are summarised below. These results have also been taken account of in this draft report.

A brief summary of the key points raised are in the table below.

Authority/Individual	Key issues raised
English Heritage	<ul style="list-style-type: none">• Advice regarding updating the baseline.• Highlights importance of townscape and conservation area for defining heritage significance.• Advises a more robust monitoring framework regarding heritage assets.
Environment Agency	<ul style="list-style-type: none">• Advises the plan includes the South West River Basin Management Plan, Catchment Flood Management Plans, Nutrient Management Plan for Poole Harbour.• Advises references to no new increase of nutrients in Poole Harbour.
Natural England	<ul style="list-style-type: none">• SANG criteria must be met or exceeded and used not within the 400m zone of protected heathland sites.• Enhancement of footpaths must not increase recreation on designated heathland sites.• Any additional houses will be subject to mitigation.

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 Habitats Regulations Assessment has been carried out on the plan. The results of the surveys can also inform the SA/SEA.

Developing 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 would like 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 the current adopted local plan of the area which is 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 with the vernacular architecture, as described in the main report, Appendix 1, the Conservation Area Appraisal.	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	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 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	Reduce vulnerability to flooding and coastal change and adapt to climatic	Reduce vulnerability to flooding and coastal change and adapt to climatic

spaces and public rights of way.	changes.	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.

Developing strategic alternatives and assessing effects

This chapter develops and refines alternatives and the assessment of their effects. Each first draft policy is assessed against the SA objectives and recommendations are made for mitigation. Any potential significant negative effects are discussed.

It concludes with a summary of how easily the Bere Regis Neighbourhood Plan can meet the SA objectives.

Methodology

To facilitate the appraisal process, assessment matrices were used. These matrices undertake an assessment of the First Draft Neighbourhood Plan policies / proposals (Appendix 1) and alternative policies / proposals considered by the neighbourhood plan group (Appendix 2). Where additional information is relevant this is included in the relevant matrix.

The matrices include:

- A commentary on significant impacts against the SA objectives;
- A score indicating the nature of the impact; and
- Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements, which could be considered in the next steps of policy formation.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	Not applicable
u	Unknown at this stage

Assessment considerations

The appraisal of the policies and alternatives has been undertaken 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.

Definitions of secondary, cumulative and synergistic

The SA also considers secondary, synergistic and cumulative effects. These terms are explained below.

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Plan, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO ₂ in the atmosphere can magnify the health effects of ozone.

Strategic Environmental Assessment in Action (Therivel, 2004) states that greater weight should be given to longer-term impacts. While this would make sense, the question posed in this SA is “*how long is long term?*” There appears to be no definition and no guidance on this. Long-term effects are particularly difficult to predict, in particular with reference to how future technologies may assist in travel patterns, how climate change will occur, and how the changes will impact on human behaviour are almost impossible to predict in the long term. For example, assumptions have been made that oil costs will rise and that getting around will

still be through consumption of oil. However, should alternative technologies become commonplace and affordable, the results of some of the options would be somewhat different.

This SA is taking the definition of 'long term' to be towards the end of the plan period, rather than after it, thus working on the assumption that oil consumption will continue for some time, and that climate change will lead to more unpredictable weather patterns. Predicting long-term trends beyond the plan period is difficult and has therefore not been attempted.

Identification of difficulties

The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge).

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

Judgements and Assumptions

This chapter sets out what judgements and assumptions are made in assessing the Bere Regis First Draft Neighbourhood Plan against SA objectives. It also lists any potential difficulties in appraising the Neighbourhood Plan.

In undertaking the assessment, a number of assumptions were made which can be grouped according to the SA objective as set out below.

SA Objective	Judgements and Assumptions made when assessing each pre-submission policy
Facilitate the development of new housing in sufficient quantity to meet local demand, with a	Purbeck Local Plan Part 1 Policy NW allocates 50 dwellings in Bere Regis, of which at least 40% are affordable. This fell short of the identified district-wide need so options and policies needed to concentrate on delivering as high a proportion of affordable housing as possible to meet local needs without incurring negative impacts upon European designated sites.

range of affordable, shared ownership, and market properties.	
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.	<p>When we undertook the SA for the Purbeck District Local Plan Part 1 we assessed sites nearer to existing services and facilities as being more sustainable than dispersed rural sites. With the Bere Regis Neighbourhood Plan, the same principle applies: the nearer the site is to existing services and facilities, the more sustainable it is likely to be. Also a small number of large sites are likely to be more sustainable than a large number of small sites.</p> <p>The concentration of new development will increase the accessibility of existing facilities and services for prospective residents and could make the facility / service more viable. Many policies have a positive effect in relation to this objective over the medium to long term as more residents are located in the settlement with existing schools, health care provision and other services and facilities that may become more viable and receive ongoing investment.</p>
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.	<p>The construction of new residential and employment development is expected to generate additional employment opportunities. These opportunities within the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses such as retail. However, it is not expected that the scale of development proposed will generate significant inward investment.</p> <p>New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services although any effects are considered minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as natural and historic heritage, which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or that the effects would be appropriately mitigated.</p>

	Policies and allocations supporting tourism related development and uses will have direct benefits in relation to the tourism economy.
Help reduce the need to travel by car & encourage cycling, walking & use of public transport?	Public transport provision is poor with one bus service connecting to Dorchester and Blandford Forum five times a day. With excellent road connections, it is likely to be difficult to reduce the need to travel by car to access a wider range of service and facilities unless additional housing supports improved provision.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Bere Regis is a Key Service Village and has some good local facilities. Prospective residents will benefit from good accessibility to basic services including a doctor's surgery, dentist, school, shop / post office, farm shop and petrol station.
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	In Bere Regis there is potential for new development to increase the risk of flooding both in the immediate vicinity of the development and elsewhere, for example, through increased run-off. However, in undertaking this assessment it has been assumed that new development will not be located in flood zones or other areas of flood risk unless no other appropriate sites are available. All sites subject to flood risk will be required to provide a Flood Risk Assessment (FRA) in accordance with the NPPF, National Planning Practice Guidance, Strategic Flood Risk Assessment (SFRA) and the requirements of PLP1 Policy FR such that any risk will be alleviated.
Protect & enhance habitats the environment including local wildlife habitats, open spaces and	A significant amount of Bere Regis Parish is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) and Sites of Nature conservation Interest (SNCI). Consequently, there is potential for new development to have an impact on habitats and species. This impact is dependent on the location of the development and mitigation measures which are incorporated into development proposals. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar)

<p>public rights of way.</p>	<p>has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Bere Regis Neighbourhood Plan. Suitable mitigation measures to reduce potential adverse effects on the European protected sites will be required in association with development proposals.</p> <p>On sites not protected by European designations, ecology will be a major consideration, and an ecological assessment will be undertaken, followed by appropriate mitigation such as the provision of Suitable Alternative Natural Green Spaces.</p>
<p>Protect & enhance Bere Regis's unique landscape & townscape, & cultural & historical assets?</p>	<p>Bere Regis is set in a relatively open landscape with many views to the village from the east, south and west. To the north of the village are the North Bere Regis Downs with expansive open landscapes and views, and to the south are the South Bere Regis Downs with landmark Black and Damer Hills, woodland and lower lying pastoral landscapes. New development has the potential to impact on these landscapes both during construction and in the long term, if not designed to minimise impact. It is expected that the majority of new development will extend the existing settlement and avoid countryside locations thereby reducing potential negative effects, although some development will undoubtedly take place in more sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, there is potential for development to result in landscape enhancements.</p> <p>Natural England was heavily involved in helping to prepare the Local Plan Part 1 and identify suitable mitigation. They recommended a policy where no residential development is permitted within 400m of heathland (policy DH). They continue to provide advice on issues such as identification of SANGS (Suitable Alternative Natural Green Spaces) to support strategic housing sites, which should reduce visitor pressure on nearby protected sites requiring SANG provision on sites of 50 dwellings or more.</p> <p>Bere Regis has a rich cultural and historic heritage with a conservation area covering large parts of the village. As with landscape considerations, however, it has been assumed that new development that would have a negative effect on such assets would not be permitted.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p>	<p>Pollution</p> <p>Air Quality - Development of new residential dwellings in Bere Regis has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased</p>

	<p>housing supply. It is noted that there are currently no designated AQMAs within the District such that it is unlikely that any impacts would be significant.</p> <p>Water - Water quality in Bere Regis is currently good¹. However the quality of water in Poole Harbour is poor and mitigation needs to be sought for any new development taking place in that catchment, Bere Regis is part of that catchment. The contribution of nitrates from development to the water supply must be nil and a policy does address this issue. For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures together with nitrogen mitigation and consequently options and policies would be unlikely to have a positive or negative effect on water quality.</p> <p>Noise – During the construction phase relating to the new dwellings, noise levels will be increased. This is primarily due to the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of the new development within a key village with access to some jobs and services locally.</p> <p>Light pollution - it is envisaged that the policy could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Consumption of natural resources</p> <p>Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.</p> <p>Greenhouse gas emissions are likely to increase as the location of Bere Regis and its public transport will mean people will use their cars.</p> <p>Water - The provision of additional dwellings in Bere Regis is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p>
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¹Wessex Water Report found at <https://www.wessexwater.co.uk/>

	<p>Nitrogen Mitigation – the Plan includes a policy to ensure new developments are nitrogen neutral.</p> <p>Waste - The development of new residential dwellings and employment in Bere Regis will lead to an increase in construction related waste arising in the short term. Once dwellings are occupied, municipal waste is expected to increase although the volume of waste collected per head in the District has decreased between 2000/01 and 2005/06 (Audit Commission, Best Value PI 82a) suggesting that the increase may be offset in part by waste prevention.</p> <p>Foul sewerage – The Neighbourhood Plan includes a policy to ensure that new residential development addresses groundwater infiltration flood risk that results from sewer capacity issues within the village.</p>
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Developing strategic alternatives

Sites

Potential Strategic Housing and Land Availability Assessment (SHLAA) sites were presented to the steering group as potentially suitable development sites. The SHLAA sites are submitted by either land owners or sites identified as suitable by the Council, the sites are assessed in terms of suitability for development taking into account a range of issues such as environmental constraints, access, landscape visibility and general location of development. Therefore the sites that have not been excluded through this process have potential suitability for housing development. It seemed sensible to select sites from these options and assess them against SA objectives to provide evidence of the most sustainable locations from which the neighbourhood planning steering group could choose from.

PLP1 allocated 50 dwellings to the Plan but alternative numbers have been assessed. One option would be to allocate all suitable SHLAA sites, another option would be to allocate enough to cover the target that new government methodology would consider suitable. PLP1 required 120 dwellings per annum district wide, but new government guidelines suggest a need for approximately 170 dwellings per annum.

The Council provided advice on potential issues with groundwater flooding and nitrogen mitigation which were required to be addressed, there are no alternatives for these as they have been assessed through the Local Plan making process.

The Alternatives

Using the needs of the village, local requests, Council knowledge and steering group knowledge of issues, the following proposed alternatives were formulated.

Title	Brief description
Continue using PLP1 Policy NW: North West Purbeck	Allocates a new employment site at Bere Regis and a settlement extension of approximately 50 dwellings with 40% affordable.
Abandon PLP1 Policy NW: North West Purbeck	Rejects allocation of new employment or residential land as set out in PLP1.
Allocate development sites for 105 units	Allocates five housing sites for around 105 homes. It also allocates a settlement extension of 1.9ha for employment provision in addition to that allocated in PLP1.
Allocate development sites for 218 units	Allocates housing sites for around 218 units.
Introduce a more specific Affordable Housing Tenure	North Purbeck must provide 40% affordable houses on development sites of 10 or more. This policy specifies how the 40% is split. 15% shared ownership homes, 15% discounted sales homes and 70% social and affordable publicly rented properties.
Continued use of PLP1 Policy AHT affordable housing tenure	This policy seeks 40% affordable housing for all schemes of 10 or more dwellings.
Introduce a policy that ensures noise attenuation	The policy requires surplus soil from the development of allocated sites
No noise attenuation policy	
Allocate SHLAA site at Back Lane	This policy allocates land for around 55 units of which 40% will be affordable.
Allocate SHLAA site at North Street Housing	This policy allocates land for around 10 units.
Allocate SHLAA site at Tower Hill	This policy allocates land for no more than 5 units
Allocate SHLAA site at White Lovington	This policy allocates land for around 12 units and either on-site affordable housing or a financial contribution equivalent to 40% affordable housing.
Allocate SHLAA site at Former School	This policy allocates land for around 23 units of which 40% will be affordable.
Allocate extended safeguarded	This policy allocates land for use as B1 office, A5 retail or C1 accommodation.

employment site at North Street	
Continued use of PLP1 policy ELS Employment Land Supply	This policy safeguards a 0.8ha employment site.
Introduce protection and encouragement of existing and potential community facilities and services	This policy encourages new community facilities and services to locate within a defined settlement boundary.
Allocates land for a community hall	Allocation of an area of land for a new community hall.
Continued use of PLP1 Policy CF: Community Facilities and Services	This policy stipulates the use of community facilities and services within settlement boundaries and safeguards particular sites.
Introduces a more specified tourism policy	This policy is the same as the PLP1 policy for tourism which allows for new touring caravans and tented campsites within or around the village.
Remove PLP1 Policy TA Tourism Accommodation and Attractions	This policy removes any safeguarded tourism accommodation and does not specify where this type of development could be situated.
Safeguard important open space	This policy safeguards existing open space within the village.
Continued use of PLP1 Policy GI Green Infrastructure, Recreation and Sports Facilities and Policy BIO Biodiversity and Geodiversity.	This policy safeguards existing facilities, provides contributions to offset development elsewhere or replaces facilities with a like for like or improved scheme.

For a number of issues there were no reasonable alternatives as explained below:

Policy	Explanation for no reasonable alternative(s)
Settlement Boundaries	Settlement boundaries required to change to include new housing allocations proposed through first draft neighbourhood plan and to ensure consistent approach to settlement boundaries is applied across the district.
Back Lane SANGs	Additional new development must provide towards SANGs as set out in PLP1.

Nitrogen Mitigation	Additional new development must provide towards Nitrogen Mitigation as set out in the Nitrogen Reduction Poole Harbour Supplementary Planning Document.
Groundwater	Without a policy to address groundwater flood risk in Bere Regis all new development will be subject to objection from Wessex Water and the Local Lead Flood Authority

Predicting the effects of the plan including a summary of ‘alternative’ sites / policy options assessed against SA objectives

The table below shows a summary of how the alternatives have been assessed. Detailed discussion together with any necessary mitigation can be found in appendix

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
Introduce a more specific Affordable Housing Tenure	++	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	n	++	++
Continued use of PLP1 Policies GI and BIO	n/a	++	+	n/a	n/a	n/a	n	+	+
Introduce a policy that ensures noise attenuation	+	+	n/a	n/a	n/a	n	n	+	+
No noise pollution policy	-	n/a	n/a	n/a	n/a	n/a	n	n/a	-
Introduce protection	n/a	n/a	n/a	n/a	++	n/a	n	n/a	n/a

[illegible]

Summary of preferred options

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	+	-
Introduce a more specific Affordable Housing Tenure	++	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	-
Safeguard important open spaces	n/a	++	+	n/a	n/a	n/a	n	++	++
Introduce a policy that ensures noise attenuation	+	+	n/a	n/a	n/a	n	n	+	+
Introduce protection and encouragement of existing and potential community facilities and services	n/a	n/a	n/a	n/a	++	n/a	n	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	++	++

Summary of preferred sites

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0541 – Tower Hill	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	++	++	++	+	++	++

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0541 – Tower Hill	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
affordable, shared ownership, and market properties.						
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	-	+	+	-	++	++
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of 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	-	-	-	-	-	-
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	-	-	-	-	-	-

Cumulative Impacts

The sustainability appraisal must take into account any potential cumulative or synergistic effects occurring as a result of the plan. This means any effect arising from, for example, the cumulative effect of the housing sites being built out instead of each one being assessed on its individual merits. Or for example the noise and waste of the construction phase of development, if on a large scale, could result in a synergistic effect of an influx of pollution that could have health implications on residents.

Discussion of cumulative impacts.

How does the plan assist in the objective to facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties?

Purbeck Local Plan Part 1 Policy NW allocates 50 dwellings in Bere Regis of which at least 40% are to be affordable. PLP1 provision falls short of the identified district-wide need due to concerns about possible adverse effects upon European protected sites. Given the current review of PLP1, the neighbourhood plan is proposing an increase in dwellings to be delivered through settlement extensions of 105.

Working within environmental and transport infrastructure constraints, the Bere Regis Neighbourhood Plan seeks to increase the provision of new housing within the village (BR7) (above the PLP1 requirement), including housing that is affordable to local people. Market housing is still needed and essential to the delivery of affordable housing, with high land values supporting the contribution of affordable housing. It is likely that the provision of sufficient housing will be of benefit to local people who increasingly are finding that new property is unaffordable due to high demand from in-migrants, retirees and second homes attracted by the quality of living in Bere Regis. The sites included in the Plan present a good opportunity to provide a good supply of affordable housing with a housing mix that meets local need (Policy BR6).

Potentially significant positive effects: Increase in the provision of market housing and affordable housing to meet local needs.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance Bere Regis' unique landscape and townscape, and cultural and historical assets?

All building in Bere Regis will need to take into account PLP1 policies relating to design, landscape and historic environment protection as well as the findings of the Plan's appendix 1: Conservation Area Appraisal. Policy 5 requires noise bunds and

landscaping which would minimise the impact of new development on the wider landscaping whilst also acting as a form of noise attenuation. Policy 7 identifies that the Back Lane will remain as a green lane.

Potentially significant positive effects: Supporting documents and policies including those from PLP1 ensure that new development enhances its surrounding environment and assets.

Potentially significant negative effects: None identified

How does the plan assist in the objective to ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community?

The Bere Regis Neighbourhood Plan aims to sustain a lively parish community that retains existing facilities and services and enhances provision of public rights of way. The Bere Regis Neighbourhood Plan supports the concept of self-contained communities in which basic facilities are on hand and in which the need to travel out of the community is reduced, thereby giving people a wider choice locally and not forcing them to travel elsewhere for essential services and provisions. The plan supports Policy CF: Community Facilities and Services of PLP1 and includes a policy to protect Important Open Spaces and their recreational facilities (Policy 10). Policy 7 Former School proposes residential development and also requires a play area to be provided as part of the development. Housing allocations will also need to provide towards the provision of Suitable Alternative Natural Greenspaces (SANGs).

Potentially significant positive effects: Policies 10 and 7 support the retention and provision of Open Space and recreational facilities. Housing policies also require the provision of SANGs. Protection of existing areas of open space will ensure recreation provision into the future for the village.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport?

Housing development located nearest to village services and facilities will assist most in achieving this objective.

Potentially significant positive effects: Retention of retail, services and facilities in accessible locations will encourage access by means other than car and reduce the need to travel elsewhere to access provision.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to 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?

The Bere Regis Neighbourhood Plan supports the development of land additional to that allocated in PLP1 at North Street for employment purposes (Policy 8). Plan policy TA Tourism also supports new touring caravan and tented campsites within and around the village where they accord with PLP1 Policy CO. The policies will strengthen the existing role of tourism in the Parish and additional employment will support the self-containment of the village.

Potentially significant positive effects: Policy 8 that supports additional employment provision in the village should ensure that employment opportunities in the village are provided into the future. Policy TA supports additional tourism accommodation and will provide the opportunity to harness the economic potential of tourism.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to reduce vulnerability to flooding and coastal change and adapt to climatic changes?

The document indirectly plans for climate change by promoting sustainable housing through the delivery of employment and retention of services and facilities to reduce the need for cars, however, the village sits on an excellent road network so only minor benefits will occur. However, the plan indirectly assists in carbon fixing through the protection of open spaces. Continual liaison with the Environment Agency and Local lead Flood Authority takes place to ensure that development sites are not allocated in the floodplain or areas of other flood risk. Where there is potential flood risk, for example, groundwater flood risk related to sewer capacity issues in Bere Regis, the Strategic Flood Risk Assessment and site specific Flood Risk Assessments will identify and require suitable flood alleviation and mitigation measures as set out in Policy 4.

Potentially significant positive effects: There is potential for flood risk alleviation as identified in the SFRA.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance the environment including local wildlife habitats, open spaces and public rights of way?

In such a bio-diverse district, there will also be the challenge of balancing local housing needs with the protection of habitats and species from any adverse effects. The Bere Regis Neighbourhood Plan is subject to Habitats Regulations Assessment. The plan preparation process has taken into account site ecology through ecological surveys for the sites.

SANGS are one of two approaches set out in the adopted Dorset Heathlands Planning Framework SPD that provides the authorities with the assurance that additional development will not have significant negative effects on the nearby designated heathland sites. This combination of measures, agreed with Natural England, provides the authority with an important degree of flexibility in avoiding harm. A SANG has been identified and agreed in principle with Natural England, behind the Back Lane sites to mitigate the impact of the larger housing site.

Potentially significant beneficial effects: The plan protects nationally recognised sites of interest.

Potentially significant negative effects: None identified

How does the plan assist in the objective to minimise all forms of pollution and consumption of natural resources?

Pollution

Through groundwater protection policies in PLP1 which already address some aspects of potential water pollution from new development. Concentrating new development on the edges of Bere Regis will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible.

Consumption of Natural Resources

The 105 new homes at Bere Regis will access existing services and facilities and potentially new employment provision. However, poor public transport provision and excellent road links mean that dependence on the car is unlikely to be reduced significantly. While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures. Policy 3 aims to reuse surplus soil from site developments to provide noise attenuation bunds along the northern edge of site Back Lane and the edges of employment site thereby minimising the consumption of natural resources.

Potentially significant beneficial effects: None identified.

Potentially significant negative effects: None identified.

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

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.

Appendix A: Assessment of alternatives

Overall housing number

Alternative 1: Provide 105 units, comprising of SHLAA sites 6/03/0230 (modified, extended boundary), 6/03/0199, 6/03/0452 and 6/03/1366

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<p>This alternative would provide 105 homes as settlement extensions to Bere Regis which is above the PLP1 requirement for 50 new dwellings in Bere Regis over the plan period. Potentially providing 36 of the new homes as affordable (40% on relevant sites). Development of the 105 new homes would be likely to see higher levels of completion in the medium term. Overall, the option would be expected to have a significant positive effect in relation to the supply of suitable market and affordable housing in Bere Regis over the plan period.</p> <p>Policy changes to the settlement boundary, both minor and to include settlement extensions, will ensure that the boundary is strong and defensible, and provides the opportunity to meet as much of the housing need of the town within the boundary and restrict development within the open countryside.</p>	<i>No mitigation measures have been identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	<i>No mitigation measures have been identified.</i>
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	<i>No mitigation measures have been identified.</i>
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<p>The allocation of employment sites together with this alternative would go some way to deterring residents from using vehicle as the opportunity of working within Bere Regis would negate the need. However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this is unlikely to eradicate the need.</p> <p>All sites chosen will be best located for access to basic services and together with Bere Regis' open space should encourage cycling and walking in particular.</p>	<i>Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.</i>
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.	++	The housing number proposed would result in more people which would hopefully support the use of existing community facilities and services as well as the creation of a new Community Hall.	<i>No mitigation measures have been identified.</i>
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.	++	The additional development would be expected to attract businesses to the town. This together with the current PLP1 allocation or additional employment provision within the village should widen opportunities for local people as provision is delivered.	<i>No mitigation measures have been identified</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater infiltration into the sewers and vice versa because of the age of the sewerage system. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, Policy 3, Policy 4, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	<i>Ensure that the necessary mitigation is sought.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with</i>

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
rights of way.		(SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	-	<p>New residential development in Bere Regis has the potential to generate noticeable short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution, light pollution and consumption of natural resources.</p> <p>However, the plan proposes to reuse surplus soil from development sites to create noise attenuation bunds which would reduce noise pollution in the longer term. Overall impacts are likely to be neutral to slightly negative.</p>	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Alternative 2: Business as usual scenario, as per PLP1, provide 50 units, inc. SHLAA sites 6/03/0230, 6/03/0199, 6/03/0452.

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	<p>The Strategic Housing Market Assessment (SHMA) identified a need for housing provided annually over the plan period. Of the need it was calculated that approximately 110 dwellings should have been delivered within the North East spatial area of Purbeck. However a new recently updated housing methodology suggests this housing need will increase resulting in a continued use of PLP1 allocation for 50 dwellings falling short of expectations but nevertheless preferential to none.</p> <p>Of this housing it was identified that 40% should be affordable which would contribute a good proportion to the affordable housing need identified for this area.</p> <p>Over the medium to long term this option could have negative effects as new residential development could put existing health care facilities and services under increased pressure as the population increases. However, the new development may support an expansion of the doctors' surgery for example.</p>	<i>No mitigation measures have been identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	<i>No mitigation measures have been identified.</i>
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	<i>No mitigation measures have been identified.</i>
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<p>The allocation of employment sites together with this alternative would go some way to deterring residents from using vehicle as the opportunity of working within Bere Regis would negate the need. However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this is unlikely to eradicate the need.</p> <p>All sites chosen will be best located for access to basic services and together with Bere Regis' open space should encourage cycling and walking in particular.</p>	<i>Mitigation measures: Ensure sustainable access measures and highway improvements are improved if needed.</i>
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.	+	The housing number proposed would result in a few more people which would hopefully support the use of existing community facilities and services.	<i>No mitigation measures have been identified.</i>
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.	+	This alternative supports additional housing growth which would be expected to attract businesses to the town, albeit significantly less than a larger housing allocation number. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.	<i>No mitigation measures have been identified.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater infiltration into the sewers and vice versa because of the age of the sewerage system. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, Policy 3, Policy 4, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	<i>Ensure that the necessary mitigation is sought.</i>

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation measures
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	Although during the short term localised negative effects are inevitable such as excess construction traffic and increases of noise, dust and emissions, and over the longer term air and light pollution will increase as with the consumption of natural resources, the developments are small scale and any effect should be small.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Alternative 3: Combine all acceptable SHLAA sites to provide 228 units, inc. 6/03/1350, 6/03/0230, 6/03/0199, 6/03/0452, 6/03/0232, 6/03/1336 and 6/03/1374

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation Needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	The updated SHMA and LHN as calculated identify a need to provide approximately 170 homes per year across the district. This option would help towards providing that need. Of this, 40% could be affordable which would contribute greatly to the affordable housing need	<i>No mitigation measures required.</i>
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	<i>No mitigation measures required.</i>
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	++	In the short term, as services are increased, it is possible that the extra inhabitants within the town cause a negative effect on congestion, however, over the long term, extra residents will likely bring extra services, together with employment sites, this should encourage the use of the public footpaths to utilise the services, rather than using cars. Public transport providers will need encouragement to provide a more diverse system from and to Bere Regis.	<i>Mitigation required:</i> Encourage public transport providers to provide a more diverse system in and out of Bere Regis. <i>Mitigation limitations:</i> The planning team has no authority over public transport providers. The need must be proven, budgets must be available.
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.	++	The housing number proposed would result in more people residing in the area which could hopefully support the use of existing community facilities and services as well as justifying the creation of a new Community Hall.	<i>No mitigation measures required.</i>
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.	++	Creation of new dwellings could encourage employers into the area and create a larger pool of employees to make use of them. In the short term the effect will be less as employment generates interest, this effect should increase over the medium to long term once employment is established. More homes could mean a greater ability to harness the economic potential of tourism should it be utilised.	<i>No mitigation measures required.</i>

Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	-	<p>Given the extent of the developments, and the potential for them all to be built at once, could exacerbate flooding issues in the area. Consideration of increasing climatic changes, suggest the groundwater issues at Bere Regis could intensify. All the new developments should be designed to mitigate for their impact to help alleviate potential problems due to climate change.</p> <p>The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater infiltration into the sewers and vice versa because of the age of the sewerage system. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, Policy 3, Policy 4, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.</p>	<i>Major development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n	The provision of SANGs or other appropriate heathland mitigation will be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Swanage Local Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	-	The extent of the development would increase pollution, especially in the short term during construction phase. Natural resources consumption would inevitably increase. However mitigation measures can minimise the increase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Affordable Housing Tenure

Alternative 4: Continued use of PLP1 Policy AHT Affordable Housing Tenure

This policy would seek 90% social rented / affordable housing and 10% intermediate housing to rent or purchase.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	Continued use of PLP1 Policy AHT will improve the quality of life for some local people who may otherwise be forced to live in cramped, unhealthy conditions. However it is likely to produce less intermediate housing which is what the Parish has an identified need for.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
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.	n/a	This alternative is unlikely to have any effect this objective.	No mitigation measures identified.
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.	+	<p>It is not expected that the scale of development proposed will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>However the delivery of affordable housing in Bere Regis may help provide an appetite for employment opportunities drawing businesses into the area. Improving prospects of local or new employers and for local needs.</p>	No mitigation measures identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.
Minimise all forms of pollution and consumption of natural	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.

Assessed against SA Framework resources.	Impact	Discussion	Mitigation needs

Alternative 5: Policy BR6: Affordable Housing Tenure

This alternative specifies that 40% of dwellings on sites of 11 or more will be affordable housing, comprising of 15% shared ownership, 15% discounted sales homes and 70% social and affordable publically rented properties.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	This alternative would produce the appropriate types of affordable housing proportions that the Parish needs.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs 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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
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.	+	<p>It is not expected that the scale of development proposed will generate significant inward investment, especially in light of the existing high levels of out-commuting experienced in some parts of the District to towns including Poole and Bournemouth.</p> <p>However the delivery of affordable housing in Bere Regis may help provide an appetite for employment opportunities drawing businesses into the area. Improving prospects of local or new employers and for local needs.</p>	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Alternative 6: Continued use of PLP1 Policy ELS Employment land supply

This policy safeguards an existing 0.8ha employment site at Bere Regis.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	The employment extension is located at the edge of the settlement. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	<i>Applications must be in line with PLP1 policies DH and PH, Heathland mitigation and nitrogen reduction in Poole Harbour respectively.</i>
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	Retaining the PLP1 allocation would be expected to improve the viability of public transport provision and other key services and facilities, generating positive effects for both businesses and employees. However this effect would take time to materialise and a possible negative effect could occur in the short term.	<i>Work with and encourage bodies to deliver services and facilities that match increase in need.</i>
Support and sustain existing community facilities and services such as social and sporting	n	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>

Assessed against SA Framework	Impact	Discussion	Mitigation needs
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.	++	This alternative supports additional housing growth which would be expected to attract businesses to the town, albeit significantly less than a larger housing allocation number. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.	<i>No mitigation needs identified.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The employment land identified in this option is not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater infiltration into the sewers and vice versa because of the age of the sewerage system. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, Policy 3, Policy 4, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	-	Any new development will lead to an increase in the consumption of natural resources and contribute to pollution. Waste and greenhouse gas emissions are likely to increase particularly in the short term during construction phases. However due to this policy possibly increasing public transport and decreasing individual car use, the negative effect could be lessened. It is expected that over longer term water efficiency measures would help offset any increase in the consumption of water.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Alternative 7: Policy BR8: North Street Employment

This policy extends the allocated PLP1 employment site

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	The employment extension is located at the edge of the settlement. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	<i>Applications must be in line with PLP1 policies DH and PH, Heathland mitigation and nitrogen reduction in Poole Harbour respectively.</i>
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	Retaining the PLP1 allocation would be expected to improve the viability of public transport provision and other key services and facilities, generating positive effects for both businesses and employees. However this effect would take time to materialise and a possible negative effect could occur in the short term.	<i>Work with and encourage bodies to deliver services and facilities that match increase in need.</i>
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.	n/a	This alternative is unlikely to have any effect on this objective.	<i>No mitigation needs identified.</i>
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.	++	This alternative supports additional housing growth which would be expected to attract businesses to the town, albeit significantly less than a larger housing allocation number. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.	<i>No mitigation needs identified.</i>
Reduce vulnerability to flooding and coastal change and adapt to	n	The employment land identified in this option is not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater infiltration into the sewers and vice versa because of the age of the sewerage system. Any new development will need	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts.</i>

Assessed against SA Framework	Impact	Discussion	Mitigation needs
climatic changes.		to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, Policy 3, Policy 4, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	<i>Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	-	Any new development will lead to an increase in the consumption of natural resources and contribute to pollution. Waste and greenhouse gas emissions are likely to increase particularly in the short term during construction phases. However due to this policy possibly increasing public transport and decreasing individual car use, the negative effect could be lessened. It is expected that over longer term water efficiency measures would help offset any increase in the consumption of water.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Alternative 8: BR10: Open Space

This alternative safeguards 8 existing local green spaces and proposes 3 more local green spaces.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	This alternative introduces a further 3 green spaces to Bere Regis and protects its existing spaces. This is likely to create a sympathetic impact on the landscape increasing the potential for attracting tourism in the form of walking parties or visitors to the scenic village. The spaces have good access and walking could be encouraged. SAC and SPA sites ordinarily used for these activities would be protected.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	Areas of open space compliment the built environment and create an environment where a community can flourish.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a		
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.		This alternative is unlikely to effect this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	++	The extra open spaces could provide further natural areas where surface run off could potentially be held naturally during times of flood, thereby reducing the level of water within the watercourses and in the groundwater, in turn, reducing the vulnerability to flooding.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	++	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	++	This alternative retains more local natural green space, further encouraging long term solutions that could potentially minimise pollution and consumption of natural resources by protecting the use of the land from development.	No mitigation needs identified.

Alternative 9: Continued use of PLP1 Policy GI: Green Infrastructure, Recreation and Sports Facilities and Policy BIO: Biodiversity and Geodiversity

This policy safeguards existing facilities, provides contributions to offset development elsewhere or replaces facilities with a like for like or improved scheme.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	This alternative protects Bere Regis existing spaces. The spaces have good access and walking could be encouraged and SAC and SPA sites ordinarily used for these activities would be protected.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	Areas of open space compliment the built environment and create environments where communities can flourish.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs 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.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
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.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	+	The existing open spaces provides natural areas where surface run off could potentially be held naturally during times of flood, thereby reducing the level of water within the watercourses and in the groundwater, in turn, reducing the vulnerability to flooding.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	+	This alternative retains local natural green space, encouraging long term solutions that could potentially minimise pollution and consumption of natural resources by protecting the use of the land from development.	No mitigation needs identified.

Alternative 10: Policy BR5: Noise Attenuation

This policy takes surplus soil from the development sites and uses them to form landscaping and noise bunds.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	Although seemingly this alternative does not affect this objective directly, indirectly, if noise attenuation schemes are put in place, the housing built may seem more attractive to the market.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	Landscaping and noise bunds will have a positive impact on retaining the unique landscape of Bere Regis. Schemes could include screening of developments to lessen their visual impact. Cultural and historical assets are unlikely to be effected by this policy.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs 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.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
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.	n	In the short term, during construction phase, the noise bunds and landscaping would create extra jobs. During the longer term, this policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	+	Bunds can be situated in strategic points to create a flood barrier or redirect water courses. Under these circumstances, this policy could benefit this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources.	+	Noise bunds will have a positive impact on noise pollution, potentially dampening the sound of construction traffic in the short term, or protecting the developments from noise from the A35 and A31.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
		It is unlikely to have an effect on other forms of pollution or consumption of natural resources.	

Alternative 11: No noise pollution policy

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	-	Although buyers will want to be close to the main road links Bere Regis boasts, noise pollution from the busy roads could drive potential buyers from the housing in Bere Regis potentially making the developments less attractive.	Mitigation needs identified: noise pollution needs addressed.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs 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.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs identified.
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.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This policy is unlikely to have any effect on this objective	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	-	This alternative would not improve noise pollution.	No mitigation needs identified

Alternative 12: Retain PLP1 Policy CF: Community Facilities and Services

This policy safeguards community facilities and services

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs 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.	++	This alternative directly supports this objective.	No mitigation needs identified.
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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Alternative 13: Policy BR9: Community Facilities

This alternative safeguards existing community facilities, guides the development of any new as well as encouraging the creation of a new community hall.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs 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.	++	This alternative directly supports this objective.	No mitigation needs identified.
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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Alternative 14: Policy BR4: Bere Regis Groundwater

This alternative calls for applications to meet requirements of the district flood risk policy and consult with Wessex Water. .

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs 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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	++	This alternative directly supports this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources	++	This alternative directly supports this objective.	No mitigation needs identified.

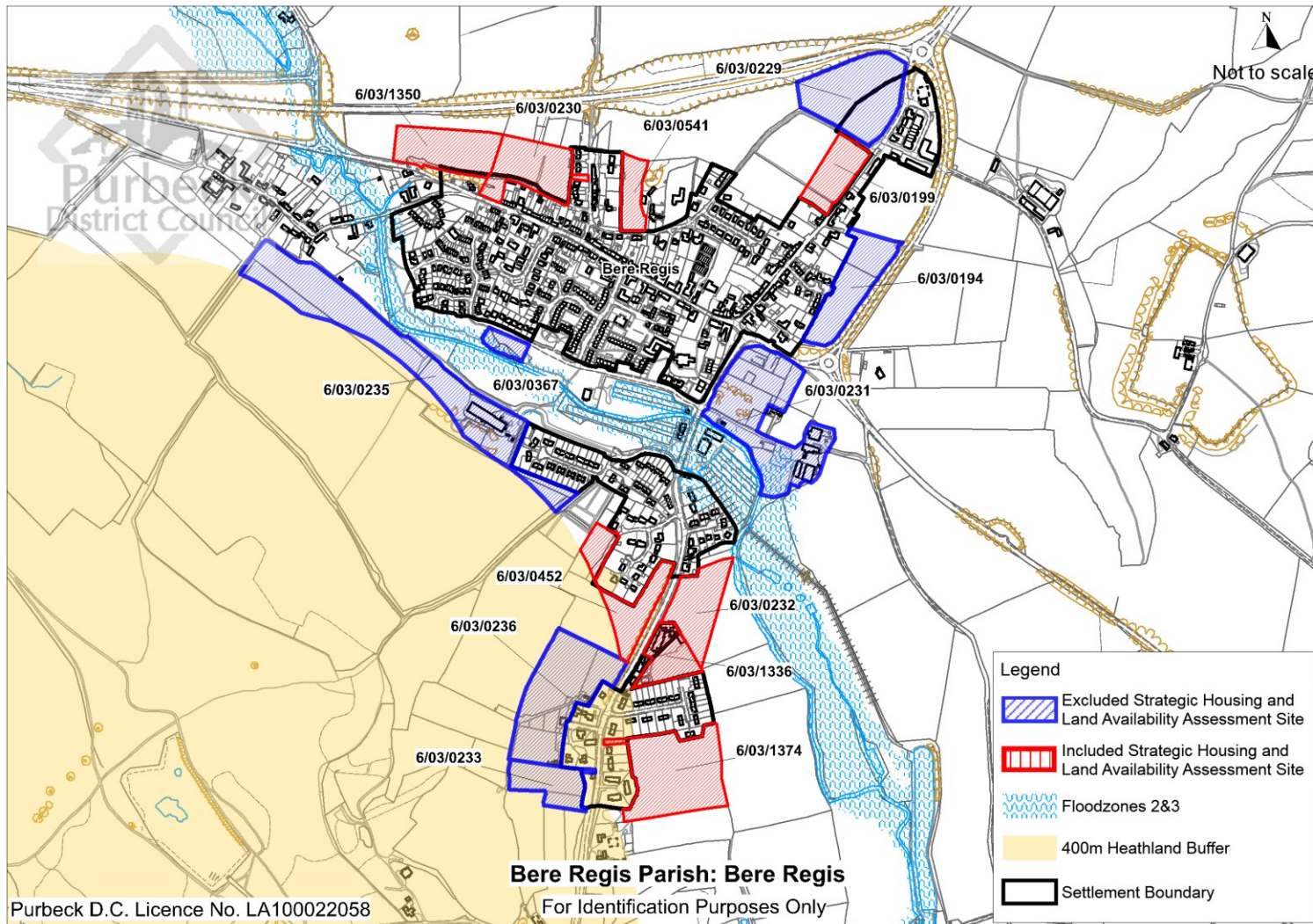
Alternative 15: No groundwater policy

No requirements to meet the district flood risk policy or consult with Wessex Water. .

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs 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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
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.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	--	This objective could be significantly negatively affected if no groundwater policy was introduced.	Introduce measures to reduce the potential for groundwater flooding resulting from infiltration into sewers.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources	--	This objective could be significantly negatively affected if no groundwater policy was introduced.	Introduce measures to reduce the potential for groundwater flooding resulting from infiltration into sewers.

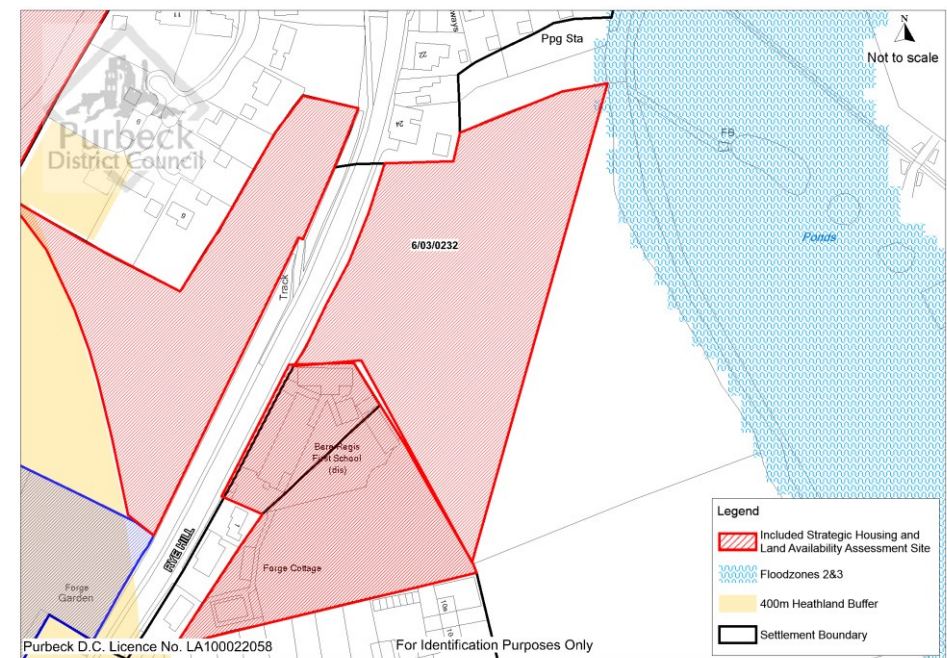
Appendix B: Site Appraisals

Sites around Bere Regis have already been considered by the Council in the SHLAA process, the main document can be found at <https://www.dorsetforyou.gov.uk/planning/purbeck-local-plan-review-new-homes-for-purbeck>. The appraisals consider the SHLAA's included sites as reasonable alternatives and identify their impacts on SA/SEA criteria.



Map 1: Map of all sites around Bere Regis that were considered in the SHLAA.

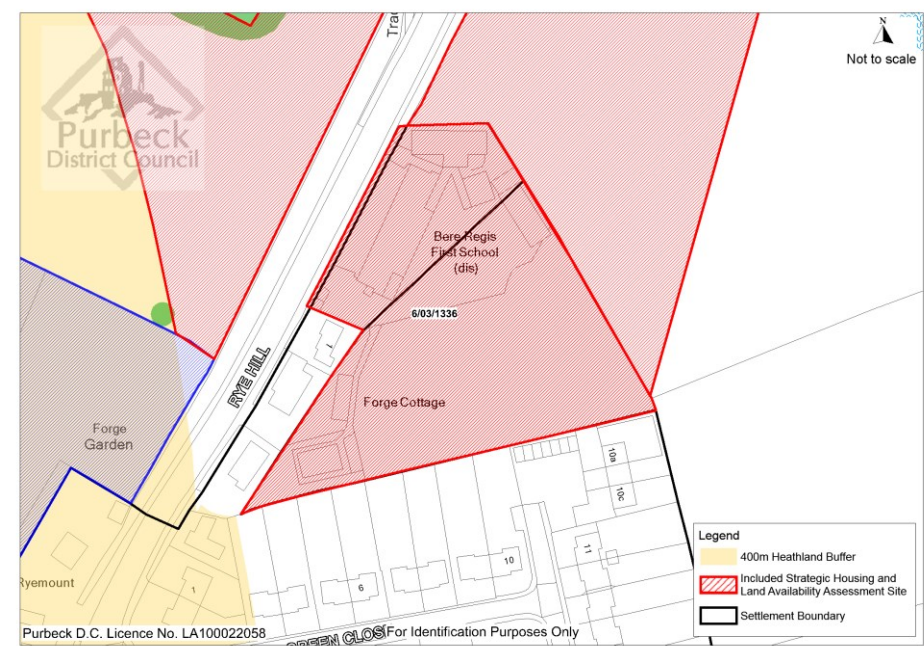
Site SHLAA reference: 6/03/0232
Site name: Bonfire Field
Area: 1.07ha
Potential capacity: 32
Proposed density: Low to medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	-	This location is likely to cause slight concern due to infilling a prominent gap between existing developments.	Consider other sites
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated filling in the gap between the old school and the existing residential development.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	-	Proximity to doctors, employment, schools, shops and public transport: poor, requires crossing Rye Hill.	Consider other sites
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.	++	Increasing the number of homes within the district will be expected to increase community facility use. .	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging	++	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
the establishment of businesses in the proposed commercial area, and by retaining existing business.		The site requires pedestrians to cross Rye Hill to access the shops and safeguarded employment site making this difficult to do so.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	This site has potential to impact negatively on this objective if no mitigation required.	<i>Mitigation required:</i> development will require a SANG to mitigate for impact onto heathland.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. Site is at the edge of a river and flood plains so conditions could be damp.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

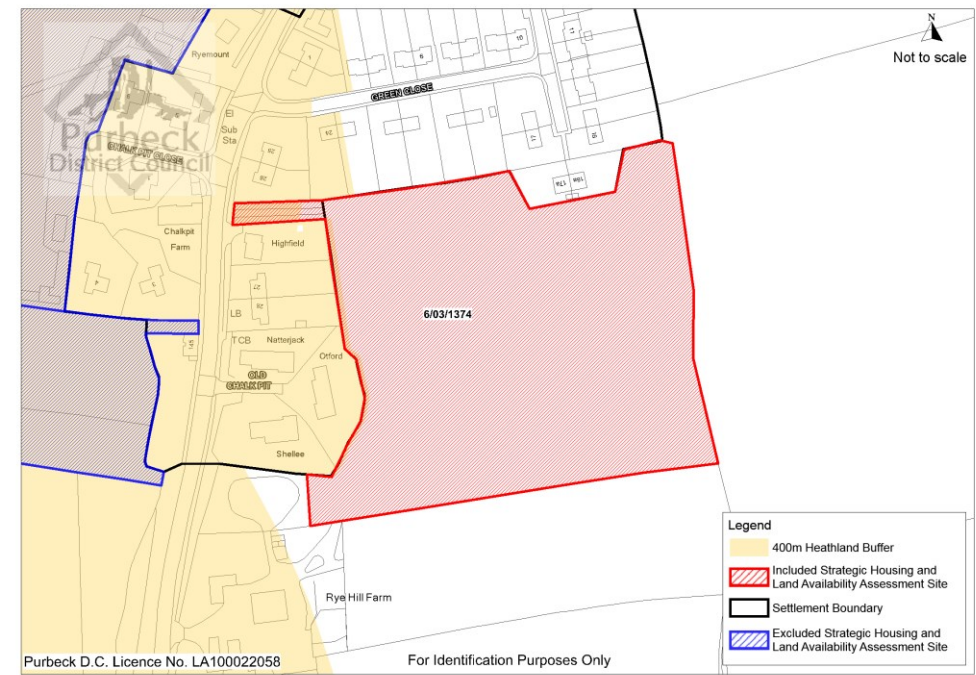
Site SHLAA reference: 6/03/1336
Site name: Former School
Area: 0.73ha
Potential capacity: 22
Proposed density: Low to Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	-	<i>Townscape:</i> the proposed medium density is in keeping with surrounding properties, although separated from the main town, the site is not large enough for this to present any issues. <i>Landscape:</i> the proposed site is partly brownfield so the visual impact is good. Its location could be sympathetic to the landscape, it is not prominent and would not look out of place against established housing	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	Relocate playing fields
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of. <i>Proximity to doctors, employment, schools, public transport and shops:</i> good - within walking distance	Consider other sites
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	++	Increasing the number of homes within the district will be expected to increase community facility use. .	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
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.	++	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	-	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. SPA's/SAC's/Ramsar sites: would not be adversely affected.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. This site is partly brownfield and therefore the negative impact on this objective would be minimum. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

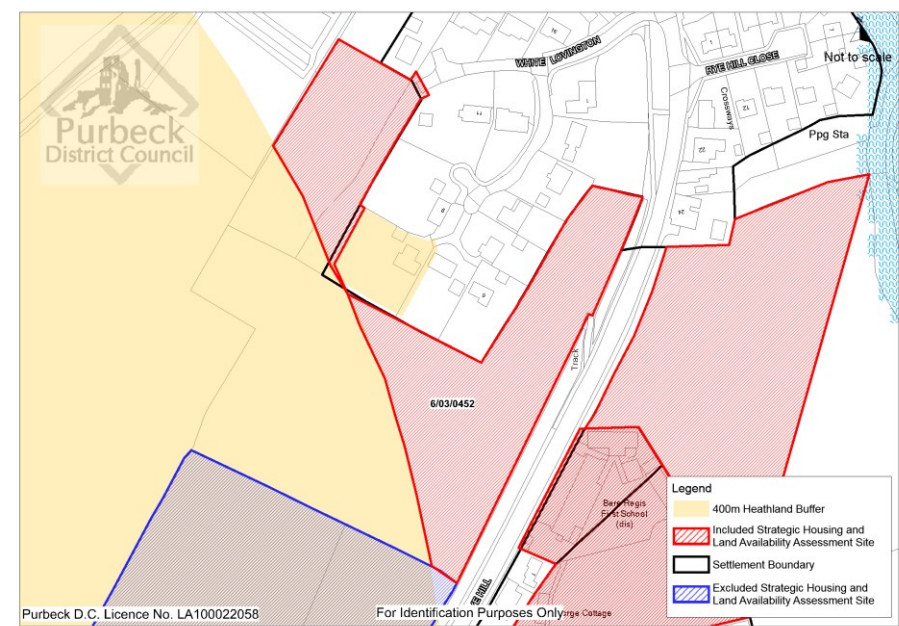
Site SHLAA reference: 6/03/1374
Site name: Rye Hill Farm
Area: 2.24ha
Potential Number of Units: 50
Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	-	<i>Townscape:</i> the proposed low density is in keeping with surrounding properties, but the site itself is outside of the settlement boundary and erodes the open space around the village. As the site is quite large, this would create a whole new development area which seems disproportionate considering the other choices available. <i>Landscape:</i> the proposed site is unsympathetic to the landscape and would be visible from outside of the village.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n	This site would be near existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	-	<i>Distance to doctors, employment, school, shops and public transport:</i> satisfactory – good links but may be difficult for those with restricted mobility, also, there is an issue that the road that needs crossed to access facilities, has no crossing. <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation. Access to the site is limited and can only be improved by demolishing existing buildings	Consider other sites
Support and sustain existing community facilities and services such as social and sporting	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
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.	++	<p>Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.</p> <p>The site requires pedestrians to cross Rye Hill to access the shops and safeguarded employment site making this difficult to do so.</p>	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	-	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>Additionally the site erodes the open spaces around the village quite significantly compared to others which could have impacts on habitats and species.</p> <p>SPA's/SAC's/Ramsar sites: would not be adversely affected.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

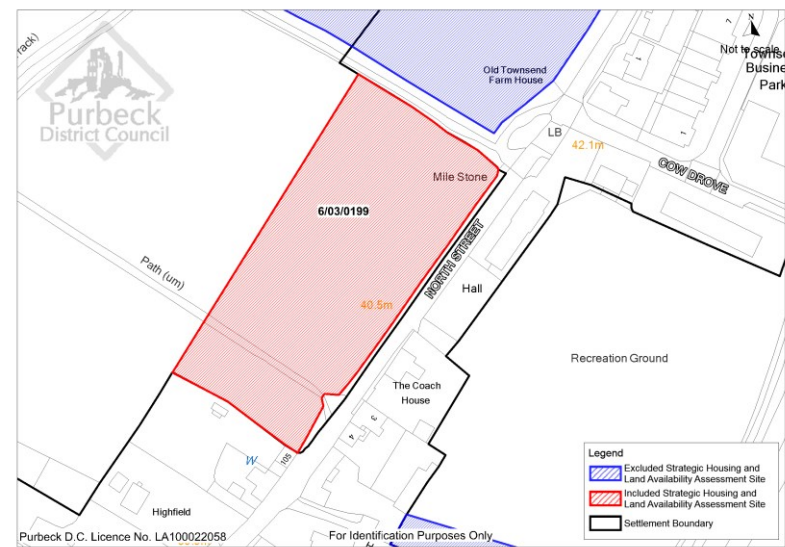
Site SHLAA reference: 6/03/0452
Site name: White Lovington
Area: 1.1ha
Potential homes: 12
Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access to this site may prove strained.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	+	<i>Townscape:</i> the proposed low density is in keeping with surrounding properties. <i>Landscape:</i> the proposed site is in a position where it would be sympathetic to the landscape, it is not prominent and would not look out of place against established housing.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> good – within walking distance <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs 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.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new	+	Increasing the number of homes within the district will be expected to increase employment	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	-	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. The site does also adjoin the 400m heathland buffer zone which reduces its capacity. SPA's/SAC's/Ramsar sites: would not be adversely affected.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

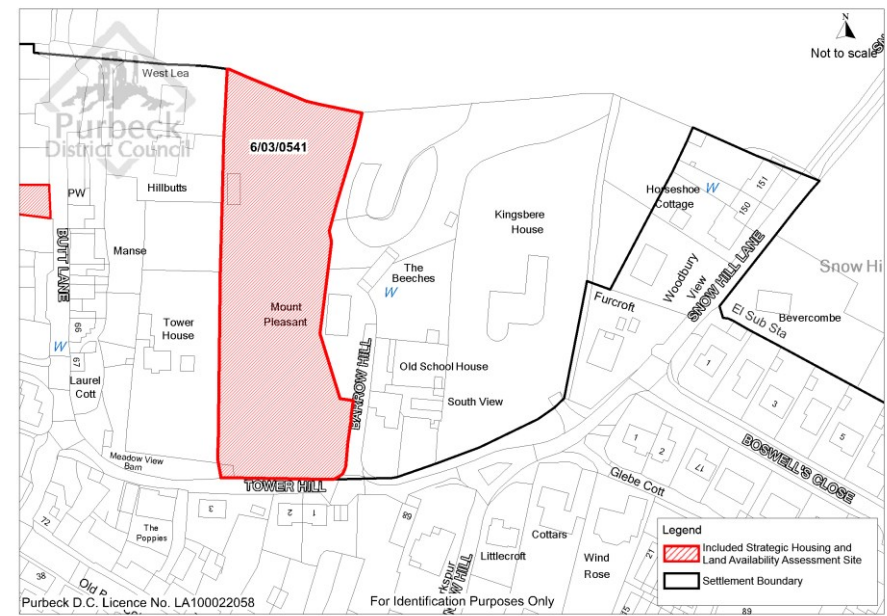
Site SHLAA reference: 6/03/0199
Site name: North Street
Area: 1.1
Potential homes: 12
Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: construction traffic would put strain on North Street and therefore need to be rerouted to enter from the roundabout.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	+	Townscape: the proposed medium density is in keeping with surrounding properties. Landscape: the proposed site will not impact the visual impact from outside of the village.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	Proximity to doctors, employment, schools, shops and public transport: good – within walking distance Road networks: Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs 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.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in	+	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and in particular is in close proximity	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
the proposed commercial area, and by retaining existing business.		to the safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>SPA's/SAC's/Ramsar sites: would not be adversely affected</p>	<i>Ensure a suitable SANG is provided if cumulative development progresses.</i>
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

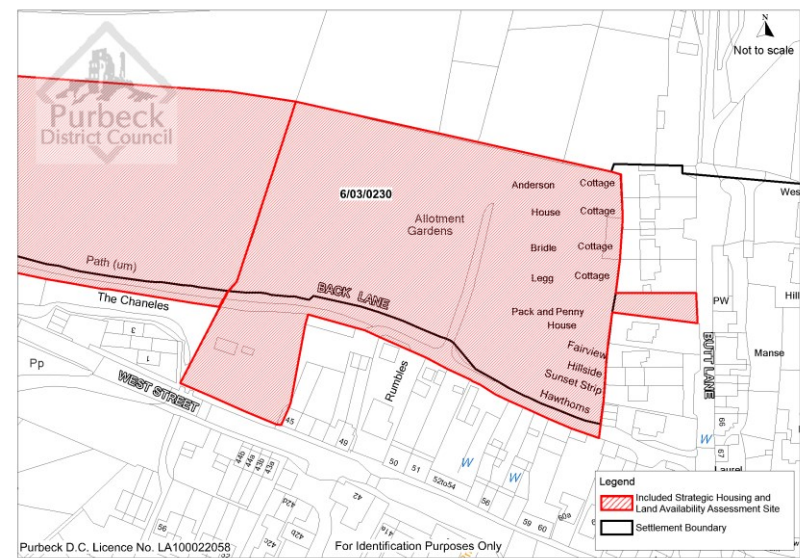
Site SHLAA reference: 6/03/0541
Site name: Tower Hill
Area: 0.11 (Only proposed to use bottom section of site)
Potential homes: 5
Recommended Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	<p><i>Attractiveness to the market:</i> Likely to be attractive to the market, however must be able to provide 5 homes in order for it to be considered.</p> <p><i>Access:</i> construction and ongoing traffic would put strain on Tower Hill and therefore consideration should be made to improve the road in the longer term.</p>	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	-	<p><i>Townscape:</i> the proposed low density is in keeping with surrounding properties, design needs to be well thought out to make full use of this site.</p> <p><i>Landscape:</i> the proposed site is within the conservation area which could be negatively impacted. Site may require considerable excavation, excess waste from this could be utilised for screening.</p>	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<p><i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities.</p> <p><i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.</p>	No mitigation needs 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.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
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.	+	<p>Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.</p> <p>The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.</p>	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>SPA's/SAC's/Ramsar sites: would not be adversely affected.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

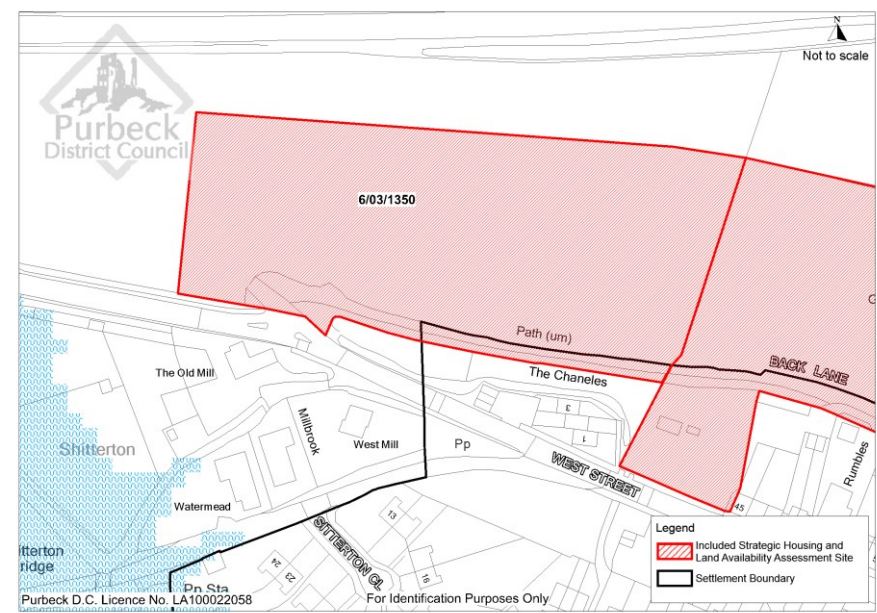
Site SHLAA reference: 6/03/0230
Site name: Back Lane East
Area: 1.6ha
Potential Number of Units: 55
Recommended Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Likely to be attractive to the market Access to the site needs to be restricted to West Street, otherwise access is good.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density in keeping with surrounding properties. <i>Landscape:</i> the proposed site is sympathetic to the village and would not look out of place.	Design needs to be well thought out to make full use of this site.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	++	<i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities. <i>Road networks:</i> Highways England have advised that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs 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.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area,	++	<i>Support:</i> Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and safeguarded employment site	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
and by retaining existing business.		meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	-	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>Trees may need protection orders and the development is close to the conservation area and listed buildings so development would need to respect this setting.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<p><i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.</p> <p>Noise from the A35 may be an issue for potential buyers.</p> <p>Wessex water highlighted a potential limited capacity of mains water.</p>	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Site SHLAA reference: 6/03/1350
Site name: Back Lane West
Area: 1.27ha
Potential Number of Units: 40
Recommended Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Only developable alongside adjacent development due to it being positioned on a steep slope. Therefore on its own its attractiveness is doubtful. Access to the site needs to be restricted to West Street, as other options are not suitable.	No mitigation needs identified.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density is in keeping with surrounding properties. <i>Landscape:</i> the proposed site is sympathetic to the village and would not look out of place. Visual impact should be mitigated by use of bunding and existing screening. Proximity to the SANG would improve this	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities. <i>Road networks:</i> Highways England have advised that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs 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.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the	++	<i>Support:</i> Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		affected. The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	-	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. Trees may need protection orders and the development is close to the conservation area and listed buildings so development would need to respect this setting.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	<i>Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.</i>
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	-	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	<i>Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.</i>
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase. Noise from the A35 may be an issue for potential buyers. Wessex water highlighted a potential limited capacity of mains water.	<i>Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.</i>

Summary of site appraisals

SA/SEA Objectives	SHLAA site 6/03/0232 - Bonfire Field	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 6/03/0541 – Tower Hill	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.	-	-	-	+	+	-	++	++
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	+	n	+	+	+	+	+
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	-	-	-	-	-	-	-	-

SA/SEA Objectives	SHLAA site 6/03/0232 - Bonfire Field	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 6/03/0541 – Tower Hill	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
habitats, open spaces and public rights of way								
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	n	n	n	n	n	n	n
Minimise all forms of pollution and consumption of natural resources	-	-	-	-	-	-	-	-