

Strategic Environmental Assessment for the Wareham Neighbourhood Plan

Environmental Report to accompany the submission
version of the Neighbourhood Plan

Wareham Neighbourhood Plan Steering Group

October 2020

Quality information

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Non-Technical Summary

What is Strategic Environmental Assessment?

A strategic environmental assessment (SEA) has been undertaken to inform the Wareham Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Wareham Neighbourhood Plan?

The Wareham Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Wareham Neighbourhood Plan is being prepared in the context of the existing Purbeck Local Plan and emerging Local Plan review. It is anticipated that the Neighbourhood Plan will be submitted to Dorset Council later in 2020 and undergo a referendum in 2021.

Purpose of this Environmental Report

This Environmental Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (January 2017), which includes information about the Neighbourhood Plan area's environment and community. The second document was the SEA Environmental Report (February 2020) which accompanied the Neighbourhood Plan at Regulation 14 consultation.

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

- An outline of the contents and main objectives of the Wareham Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the Wareham Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Wareham Neighbourhood Plan;
- The likely significant environmental effects of the Wareham Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Wareham Neighbourhood Plan; and
- The next steps for the Wareham Neighbourhood Plan and accompanying SEA process.

Assessment of alternative approaches for the Wareham Neighbourhood Plan

A key aim of the Neighbourhood Plan is to ensure that housing and employment provision is appropriately located for local needs. In light of this, the Neighbourhood Plan seeks to encourage a balanced mix of housing in appropriate places that people need and want, in addition to accommodating employment development which both strengthens Wareham's business function and protects the special and unique character of Wareham's natural and built environment.

To support this process, the SEA has considered a range of potential sites for allocation through the Neighbourhood Plan. 24 sites in total were considered. To support the consideration of the suitability of these sites, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise. The findings of the appraisal are presented in Table 4.2 of this Environmental Report.

A further element which the Neighbourhood Plan Steering Group wished to explore was the extent to which a brownfield-first approach should be taken to allocations in the Neighbourhood Plan. On this basis, and to further support the intention of the Neighbourhood Plan to shape new development within the Neighbourhood Plan area, two further potential options were considered, namely whether to 1) focus development on existing previously developed 'brownfield' sites in Wareham or 2) widen the scope of the Neighbourhood Plan to consider development on previously undeveloped 'greenfield' sites in the Neighbourhood Plan area.

To support decision making on this element of the Neighbourhood Plan, two options were therefore considered as reasonable alternatives through the SEA process, as follows:

- Option 1: Facilitate the development of greenfield sites in the Neighbourhood Plan area; and
- Option 2: Focus development on previously developed sites in the Neighbourhood Plan area.

Table 4.3 in this Environmental Report presents the findings of the appraisal of Option 1 and Option 2 outlined above.

In light of consultation undertaken to date on the Neighbourhood Plan, and consideration of the site assessment and appraisal findings presented in this Environmental Report, the Neighbourhood Plan Steering Group took the decision to focus development on brownfield sites in Wareham town rather than allocating significant land for housing on greenfield sites.

This was with the aim of:

- Supporting the regeneration of key parts of Wareham;
- Facilitating enhancements to the existing public realm, townscape of parts of the town;
- Protecting sensitive landscape character in the vicinity of Wareham; and
- Rejuvenating existing areas of underutilised land in the town.

In response to this preferred spatial strategy, five brownfield sites have been allocated for housing and employment in Wareham, as follows:

- Westminster Road
- Johns Road
- Wareham Town Northern Gateway (Gasworks and Autopoint sites)
- Former Hospital and Health Centre site

Assessment of the submission version of the Wareham Neighbourhood Plan

The submission version of the Wareham Neighbourhood Plan presents 29 planning policies for guiding development in the Neighbourhood Plan area, grouped under the five themes of the Neighbourhood Plan.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the submission version of the Wareham Neighbourhood Plan. The Environmental Report has presented the findings of the assessment under the following SEA Themes:

- Biodiversity, Geology, Flora and Fauna;
- Landscape;
- Cultural Heritage;
- Soil, Water, Air and Climatic Factors; and
- Material Assets, Population and Human Health.

The assessment has concluded that the submission version of the Wareham Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Material Assets, Population and Human Health' SEA theme. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing, employment and retail development to meet local needs in accessible locations, the protection and enhancement of green infrastructure networks in the Neighbourhood Plan area, an expansion of high quality local pedestrian/cycle networks, and the protection and enhancement of the public realm and neighbourhood distinctiveness.

The allocations proposed through the Neighbourhood Plan (which will take place on previously developed land) will enable significant enhancements to be made to the quality of townscapes and the setting of the historic environment at locations of poor public realm in the town, with significant potential to lead to enhancements in the quality of the public realm, townscape character and local distinctiveness in parts of the town. Supporting this further, the Neighbourhood Plan initiates a number of policies which seek to facilitate enhancements to townscape character, and protect and enhance the setting and fabric of the historic environment. Taken together, these will have the potential to lead to significant long term positive effects in relation to the 'Landscape' and 'Cultural Heritage' SEA themes.

In relation to the 'Biodiversity, Geology, Flora and Fauna' SEA theme, the Neighbourhood Plan plans positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, with particular focus placed on the numerous European and national biodiversity designations in the vicinity of the Neighbourhood Plan area. This includes through supporting enhancements to local ecological networks via the integration of SANGs, and through initiating biodiversity enhancements facilitated through development. The Neighbourhood Plan also has addressed the recommendations of the Habitats Regulations Assessment process which has been undertaken to support the plan. This will help limit any significant effects on internationally designated sites. Overall, the scope and scale of the proposed policy approaches relating to the natural environment will therefore help ensure that wide-ranging benefits in relation to this theme are secured through the Neighbourhood Plan. As such, whilst the delivery of the allocations through the Wareham Neighbourhood Plan will inevitably lead to some minor localised adverse effects in relation to biodiversity, the approach initiated by the Neighbourhood Plan will both limit the potential magnitude of adverse effects and secure enhancements. Overall long term moderate positive effects in relation to this SEA theme are therefore anticipated as a result of the Neighbourhood Plan.

Whilst the Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Soil, Water, Air and Climatic Factors' SEA theme, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Next Steps

This Environmental Report accompanies the Wareham Neighbourhood Plan for submission to the Local Planning Authority, Dorset Council, for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Purbeck Local Plan.

If the subsequent Independent Examination is favourable, the Wareham Neighbourhood Plan will be subject to a referendum, organised by Dorset Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Wareham Neighbourhood Plan will become part of the Development Plan for Wareham town.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Wareham's emerging Neighbourhood Plan.
- 1.2 The Neighbourhood Plan for Wareham is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Purbeck Local Plan 1 (PLP1), which was adopted in November 2012, with due regard to the emerging Purbeck Local Plan review.
- 1.3 It is anticipated that the Wareham Neighbourhood Plan will be submitted to Dorset Council later in 2020 and undergo a referendum in 2021.
- 1.4 Key information relating to the Wareham Neighbourhood Plan is presented in **Table 1.1**.

Table 1.1: Key facts relating to the Wareham Neighbourhood Plan

Name of Responsible Authority	Wareham Town Council
Title of Plan	Wareham Neighbourhood Plan
Subject	Neighbourhood Plan
Purpose	<p>The Wareham Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Purbeck Local Plan.</p> <p>The Neighbourhood Plan will be used to guide and shape development within the Parish.</p>
Timescale	2019-2034 (to align with the timescales of the emerging Purbeck Local Plan review)
Area covered by the plan	The Neighbourhood Plan area covers the administrative area of Wareham Town Council in Dorset, within the administrative boundary of Dorset Council (formerly Purbeck District Council).
Summary of content	The Wareham Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>David Evans: Vice Chair of the Wareham Neighbourhood Plan Steering Group</p> <p>Email: david@eaststreet.plus.com</p>

SEA explained

- 1.5 The Wareham Neighbourhood Plan has been screened in by Dorset Council as requiring a Strategic Environmental Assessment
- 1.6 SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of the SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the Neighbourhood Plan seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.
- 1.7 The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive¹.
- 1.8 The SEA Regulations require that a report is published for consultation alongside the draft plan which 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.9 In line with the SEA Regulations this Environmental Report must essentially answer four questions:
 - What is the scope of the SEA?
 - What has plan-making/SEA involved to up to this point?
 - 'Reasonable alternatives' must have been appraised for the plan.
 - What are the appraisal findings at this stage?
 - i.e. in relation to the draft plan
 - What happens next?
- 1.10 These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided in the report'. Table 1.2 presents the linkages between the regulatory requirements and the four SEA questions.

Structure of this Environmental Report

- 1.11 This document is the Environmental Report for the Wareham Neighbourhood Plan and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations.
- 1.12 Each of the four questions is answered in turn within this report, as follows:

¹ Directive 2001/42/EC

Table 1.2: Questions that must be answered by the Environmental Report in order to meet regulatory² requirements

Environmental Report question	In line with the SEA Regulations, the report must include...³
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What is the sustainability 'context'?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	<ul style="list-style-type: none"> What is the sustainability 'baseline'?
What are the key issues & objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the draft plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the submission version of the plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan
What happens next?	<ul style="list-style-type: none"> The next steps for plan making/SEA process.

² Environmental Assessment of Plans and Programmes Regulations 2004

³ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the Wareham Neighbourhood Plan

Local Plan context for the Wareham Neighbourhood Plan

- 2.1 The Local Planning Authority for the Neighbourhood Plan area is Dorset Council. In April 2019 Dorset Council, a unitary authority, replaced the areas formerly administered by Dorset's district and borough councils (East Dorset, North Dorset, Purbeck, West Dorset, Weymouth & Portland) and Dorset County Council. Wareham was previously within the area administered by Purbeck District Council.
- 2.2 Neighbourhood plans will form part of the development plan for Dorset, alongside, but not as a replacement for the relevant Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the relevant Local Plan to provide a clear overall strategic direction for development, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Purbeck Local Plan (Part 1)

- 2.3 Adopted in November 2012, the Purbeck Local Plan Part 1 (PL1) is the overarching Development Plan Document (DPD) for the former Purbeck District, covering the period until 2027.
- 2.4 Wareham is defined by the PLP1 as a historic market town, and along with Swanage and Upton, is one Central Purbeck's three key towns. Wareham is much smaller than Swanage and Upton but, due to its geographic location in the centre of the district, it includes a higher level of facilities and services, including a secondary school, sports centre, community hospital and medical centre, emergency services, library, two medium sized supermarkets, cinema and three industrial estates. The Wareham Community Plan encourages shopping within Wareham and for local people to be involved in discussion about any additional housing development. The plan supports the use of brownfield sites for affordable housing, which should remain affordable in perpetuity. The vision for Central Purbeck states the following:
- "The priority for Wareham is to enhance the town's current role as a shopping, service and employment centre for the District, transport and tourist accommodation hub, and gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of green space to reduce visitor pressure on adjacent heathland. Expansion of the Purbeck School will reinforce the new educational system. The opportunity will be taken to maximise the potential for pedestrian and cycle linkages to employment areas and the railway station".*
- 2.5 In terms of housing allocations, the PLP1 outlines that provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027, with development directed to the most sustainable locations. The PLP1 also states that for Central Purbeck, 475 dwellings are required to meet housing supply needs for the period 2006–2027, of which around 170 dwellings should be affordable for local people. Nine potential options for the location of development were assessed, and these were reduced to three reasonable options that were put forward for consultation in 2009. For Wareham, the preferred development strategy proposed a change in the settlement extension of the town to allow for approximately 200 dwellings at Worgret Road, 50% of which would be affordable. This development would also create a new Suitable Alternative Natural Green Space (SANGS), expand Purbeck School and improve the highways network.
- 2.6 Upon Examination of the PLP1, the Inspectorate raised concerns that Purbeck District Council had not fully explored all housing growth potential in the district. Therefore, the Council agreed to undertake a partial review of the plan to look at the potential for higher growth.

Purbeck Local Plan 2019 - 2034

- 2.7 A review of the 2012 Local Plan is currently underway, looking further ahead to 2034. The Purbeck Local Plan 2019 - 2034 was submitted to the Planning Inspectorate for examination in January 2019. An Examination in Public into the soundness of the plan took place between July-October 2019.
- 2.8 During the preparation of the Neighbourhood Plan discussions took place with the former Purbeck District Council over the amount of housing that the Neighbourhood Plan should seek to provide. It was recognised that any figure should take into account the constraints and opportunities in and around Wareham and the opportunities to meet the wider needs elsewhere.
- 2.9 Purbeck District Council subsequently provided an indicative housing requirement for Wareham over the period 2019 – 2034 of 300 new homes (including windfall), with 200 homes to be delivered through allocations. This figure has been included in the review of the Local Plan.

Vision for the Wareham Neighbourhood Plan

- 2.10 The vision for the Wareham Neighbourhood Plan was developed following initial consultation events undertaken for the Neighbourhood Plan, and is as follows:
- *“A charming, historic Saxon walled town, with a thriving retail centre and a strong and united community, located in a unique natural setting as the gateway to the Isle of Purbeck”*
- 2.11 Following from this, five objectives were identified to guide the plan:
- Housing and Development to Meet Local Needs: Identify the main sites to be developed to deliver housing needed between 2018-2033;
 - A Thriving Town Centre: Protect the vitality of the town centre, by retaining the diversity of shops and leisure facilities and having accessible car parking and public toilets. Outside of the town centre, the local shopping parade in Carey Road should continue to meet the day-to-day needs of local residents in North Wareham;
 - A Pedestrian and Cycling Friendly Town: Retain and improve the key routes linking the various parts of the town with the town centre, for pedestrian and cyclists;
 - Valued Green Spaces and Community Facilities: Protect and enhance the valued green spaces within the neighbourhood plan area. Ensure that the community facilities for local residents can be provided locally, where such needs arise; and
 - A Locally Distinctive Place: Protect local character, by making sure the design of new development reflects the local traditions and materials, or develops in new ways which complement the existing styles.

3. The Scope of the SEA

SEA Scoping Report

- 3.1 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.⁴ These authorities were consulted on the scope of the Wareham SEA in January 2017.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
 - Baseline data against which the Neighbourhood Plan can be assessed;
 - The key sustainability issues for the Neighbourhood Plan; and
 - An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.3 Baseline information (including the context review and baseline data) is presented in **Appendix A**.
- 3.4 Comments received on the Scoping Report, and how they have been considered and addressed, are presented in **Table 3.1**.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
<p style="text-align: center;">Historic England (David Stuart - Historic Places Adviser, South West: Response dated 01/03/2017)</p>	
We are happy with the view that the Plan will require an SEA based on its intention to allocate sites for development and the likely potential for these to generate significant environmental effects. We note that at this point the specific nature of those effects has not been identified in the SEA Screening and that while an initial list of possible sites exists these do not appear to have been assessed in any detail.	Comment noted. This Environmental Report has assessed the relative merits of the proposed allocations within the Neighbourhood Plan against cultural heritage considerations.
In our letter of introduction to Purbeck District and Wareham Town Councils dated 10th September 2015 we highlighted that the Plan area was particularly rich in designated heritage assets and we are pleased to see that this impressive schedule is referred to in the Scoping Report. We note that a number of heritage issues have been identified deriving from those listed in the Conservation Area Appraisal and wonder whether there are others which it may be worth trying to capture and use to inform the Plan's objectives and SEA process.	Comment noted. Heritage issues have been considered within the appraisal of the Neighbourhood Plan policies and presented in Chapter 5 of this Environmental Report.
Our recently published Advice Note No 8 on Sustainability Appraisals and SEAs sets out in more detail how an approach might be taken to investigate such matters and this can be found at https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/	Comment noted.

⁴ In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme’.

Consultation response	How the response was considered and addressed
From the map showing the location of the possible sites it looks likely that any impact on heritage assets will relate to their Settings – individually or collectively. It will be important when assessing those sites which lie on the fringes of the settlement to take account of the heritage significance which may be associated with its strategic setting, particularly the landscape context and integrity of the town and the spatial separation between its two discrete built up areas.	The SEA Framework has been amended as follows to include specific reference to the setting of heritage assets: <i>‘Check proximity to (and potential for harm to) existing identified heritage assets, and assess whether development would potentially harm these assets (including their settings) or could include enhancement benefits’</i>
Consideration of Settings will therefore need to be mindful of the setting of the conservation area and that of the historic defences which form an extensive Scheduled Ancient Monument. The Gasworks site, for example, though within the settlement boundary, provides a useful illustration of this need. Guidance on Setting can be found in our Good Practice Advice Note 3 - https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/	Comment noted. This Environmental Report has assessed the relative merits of the proposed allocations within the Neighbourhood Plan against cultural heritage considerations.
You may also want to bear in mind that we are currently reviewing our guidance on Views in relation to the definition of Setting and updated guidance may be issued during the course of the SEA work and general Plan preparation. We would therefore suggest monitoring of our website from time to time so that any changes in our guidance can be noted.	Comment noted.

Natural England

(Ian Alexander: Response dated 24/04/2017)

NRRs locally include Sunnyside Farm and Hartland Moor.	Sunnyside Farm and Hartland Moor have been added to the list of NNRs within the Scoping Report, which is presented in Appendix A of this Environmental Report. This Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against all biodiversity sites of importance within and/or within proximity to the Neighbourhood Plan area.
Check proximity to (and potential for harm to) existing nature conservation site designation, and assess whether development would potentially harm these assets or could include ecological benefits. Ecology surveys and appropriate mitigation / compensation to be required for sites proposed for inclusion in the plan.	This Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against all biodiversity sites of importance within and/or within proximity to the Neighbourhood Plan area.
Consider impact on landscape designations (AONB and Green Belt), and extent development would fit within established character of existing developments. The green belt is NOT a landscape designation (and shouldn't be touted as such). It is a planning designation / tool – which is something quite different.	This Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against all landscape sites of importance within and/or within proximity to the Neighbourhood Plan area. Although not a landscape designation, the relative merits that the Green Belt provides to the landscape (i.e. maintaining settlement distinctiveness, protecting rural character etc.) have been considered within the appraisal of the policies in the Neighbourhood Plan.
The maps don't seem to show the Poole Harbour SPA? The 400m zone wouldn't extend across the river Piddle (at Bestwall) now that the bridge has been removed (we would accept the river at that point as being an effective barrier.	Noted. This Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against all biodiversity sites of importance within and/or within proximity to the Neighbourhood Plan area, including the Poole Harbour SPA.

Consultation response	How the response was considered and addressed
<p align="center">Environment Agency (Michael Holm – Planning Adviser, Sustainable Places: Response dated 01/03/2017)</p>	
<p>The document has identified the relevant topic areas. However, we would suggest that under the flood risk section that this should be amended to include tidal flood risk, as refer to fluvial flood risk. The tidal flood risk has potential to affect current areas but also increases through climate change. The extent and impact should be established from the Purbeck Strategic Flood Risk Assessment (SFRA).</p>	<p>Baseline data table amended to include reference to tidal flood risk as cited in the SFRA</p>
<p>We consider that you have identified the relevant plans and programmes to this area.</p>	<p>Comment noted.</p>
<p>The SEA objectives would be considered appropriate; you must ensure that when checking flood zones that these include the climate change outputs from the LPAs SFRA.</p>	<p>Comment noted. The SEA Framework has been updated to include reference to climate change.</p>
<p align="center">Dorset County Council (Richard Dodson – Planning Obligations Manager: Response dated 28/02/17)</p>	
<p><u>Natural Environment</u></p> <ul style="list-style-type: none"> In relation to the proximity of new business development to international conservation designations. It seems likely that this will require assessment under the Conservation of Habitats and Species Regs (2010) at both the plan and project stage, as well as via the SEA. In addition, all residual impacts on biodiversity, as well as enhancements required through the National Planning Policy Framework, should be dealt with via the Dorset Biodiversity Protocol, as recommended by Dorset County Council and Natural England Information on protected species and habitats should be sought from the Dorset Environmental Records Centre at the earliest opportunity, to inform the Neighbourhood Plan. 	<p>SEA Framework updated to include reference to the Dorset Biodiversity Protocol.</p> <p>This Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against all biodiversity sites of importance within and/or within proximity to the Neighbourhood Plan area, including protected species and habitats.</p>
<p><u>Waste</u></p> <ul style="list-style-type: none"> The SEA Scoping Report contains a series of sites currently identified for possible consideration for housing. Sites 2 and 3 shown in red on Page 14 of the report are of concern to the Waste Planning Authority. The Waste Local Plan, through Policy 17, deals with safeguarding waste management facilities. Policy 17 seeks to ensure that non-waste development does not encroach into areas where development could be adversely affected by the operation of waste facilities. Site number 3 in particular, borders the current Wareham Household Recycling Centre. There are currently no plans to re-locate this facility which serves Wareham and surrounding areas. Further consideration should be given to whether it is possible to provide adequate mitigation to reduce amenity impacts, such as noise, from the HRC to appropriate levels to ensure any future complaints are minimised. The Waste Planning Authority would ask to be consulted on any future housing proposals in this area to ensure that a suitable layout, design and appropriate screening can be built into any master planning. 	<p>SEA Framework updated to include the following: <i>‘Consider potential for proposed development to be polluting, and potential harm of nearby recipients to pollution (soil, air, water or noise pollution), and liaise with Dorset County Council (minerals and waste matters), Environment Agency and/or Purbeck District Council (Environmental Health) as appropriate’</i></p> <p>The Dorset Waste Local Plan (2006) and the safeguarding objective have been referenced within the ‘Soil, Water, Air and Climatic Factors’ section of Appendix A, specifically within the ‘context review’ section.</p>

Consultation response	How the response was considered and addressed
<p><u>Flood Risk Management</u></p> <ul style="list-style-type: none"> In the proposed assessment framework please can you add a bullet point to Soil, Water Air and Climatic Factors: <ul style="list-style-type: none"> <i>Ensure that surface water from the site is managed to ensure that there is no worsening either off site or onsite and that there is a feasible discharge location (following the hierarchy infiltration, watercourse and/or sewer)</i> 	SEA Framework updated to reflect this comment.
<p><u>Minerals</u></p> <ul style="list-style-type: none"> All the sites identified on the map at Appendix 1 of the SEA Scoping report lie within the Ball Clay Consultation Area designated in the Minerals Strategy 2014. Housing sites 1, 2 3 and the SANG on the NW of the NHP area, lie in close proximity to existing S&G extraction site Tatchells. These sites also lie on Mineral Safeguarded land, designated in the Minerals Strategy 2014. This will need to be take on board if and when these sites come forward 	<p>SEA Framework updated as follows:</p> <ul style="list-style-type: none"> <i>‘Consider potential for proposed development to be polluting, and potential harm of nearby recipients to pollution (soil, air, water or noise pollution), and liaise with Dorset County Council (minerals and waste matters), Environment Agency and/or Purbeck District Council (Environmental Health) as appropriate’ and</i> <i>Consider potential for proposed development to sterilise important minerals resources, in liaison with Dorset County Council</i> <p>The ‘Summary of Current Baseline’ section in the ‘Soil, Water, Air and Climatic Factors’ section of Appendix A has been updated to reference ‘Ball Clay’.</p>
<p align="center">Purbeck District Council (Sue Bellamy – Senior Planning Policy Officer; Response dated 28/02/17)</p>	
It might be useful to include a summary of the recent consultations the group has carried out and show how they have fed into the identification of issues and the development of objectives.	A summary of recent consultations that the group have carried out are presented in Chapter 4 of this Environmental Report. Additionally, a consultation summary evidence base will be published as a separate document to the Neighbourhood Plan.
There are a few additional plans which might prove useful that you could add to the document, e.g. the Dorset AONB Landscape Character Assessment and a non AONB Landscape Character Assessment for Purbeck can be found in the landscape section of the evidence base at https://www.dorsetforyou.gov.uk/evidence/purbeck and our design guide https://www.dorsetforyou.gov.uk/purbeck/design-guide	The ‘context review’ in the ‘Landscape’ section of Appendix A in this Environmental Report has been updated to reference these documents. Additionally, this Environmental Report has assessed the relative merits of the policies within the Neighbourhood Plan against the landscape constraints within and/or within proximity to the Neighbourhood Plan area, including the Dorset AONB and Purbeck LCA
WNP isn’t looking to allocate any employment sites but it might be worth noting that the Purbeck Local Plan Review is considering an additional hectare at Sandford Road Industrial Estate.	Comment noted. This Environmental Report has assessed the relative merits of the proposed allocations within the Neighbourhood Plan against cultural heritage considerations.
Under section 3.2 it might be worth noting that the SFRA is being updated and a number of other studies are being updated or commissioned, particularly the SHMA and an Environmental and Infrastructure Constraints Study.	Comment noted.
Dorset Green is now renamed Dorset Innovation Park. The Partial Review is now known as Purbeck Local Plan Review.	Comments noted.
Regarding the assessment of impact of existing general employment areas (Westminster Road) on proposed housing (i.e. soil, air, water or noise pollution): residential uses adjacent to B2 uses (and if necessary new B1 uses) would be dealt with at planning application stage, with advice from Environmental Health on requirements for noise assessments and attenuation schemes, insulation levels and layout. The SEA can suggest mitigation for consideration to address any potential negative effects caused by the proximity of residential and employment (B1/B2) sites.	<p>Comment noted. SEA Framework updated to include the following:</p> <p><i>‘Consider potential for proposed development to be polluting, and potential harm of nearby recipients to pollution (soil, air, water or noise pollution), and liaise with Dorset County Council (minerals and waste matters), Environment Agency and/or Purbeck District Council (Environmental Health) as appropriate’</i></p>

Key Sustainability Issues

3.5 The scoping process identified the following key sustainability issues:

Biodiversity, Geology, Flora and Fauna:

- The potential for development to harm ecological interests. This is particularly relevant due to the proximity to sensitive nature conservation sites, including those of international importance. An implementation plan to mitigate the impact of new housing development upon the Dorset Heaths Special Protection Area exists, and a strategy to mitigate the impact of additional nitrogen from development on Poole Harbour is nearly finalised. However all sites have potential for biodiversity interest, and that development away from nature conservation sites can still adversely affect their integrity.

Landscape:

- The potential for development to harm the important landscapes adjoining the built-up areas, much of which is of national importance for their beauty, or perform a valuable function in terms of Green Belt. There are very clear tests set out in national policy in regard to major development in the AONB and inappropriate development in the Green Belt.

Cultural Heritage:

- The potential for development to harm the various heritage assets. Most of the heritage assets are focused within the Conservation Area, but there are important scheduled monuments and Listed Buildings in other locations including on land outside the built-up area. The setting and significance of such designated assets is not necessarily defined in their listing, and there may also be non-designated heritage assets potentially affected by development.

Soil, Water, Air and Climatic Factors:

- There are significant flooding issues within the neighbourhood plan area, although these are largely connected to the watermeadows. There is also potential contamination from the existing and historic landfill sites which may require further investigation, and noise and disturbance from unneighbourly development.

Material Assets, Population and Human Health:

- There is a clear need for more housing, particularly to meet affordable housing needs, together with the infrastructure to support a growing population. There are also potential sustainability benefits from creating further opportunities for economic growth that would reduce the levels of commuting and promote the vitality of the town centre. Given the high level of car use, it is also important to consider the potential to provide safe access and to promote alternatives to the car where feasible.

SEA Framework

3.6 These issues were then translated into an ‘SEA Framework’. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The SEA framework for the Wareham Neighbourhood Plan is presented below

Table 3.2: SEA Framework for the Wareham Neighbourhood Plan

SEA Objective	Assessment questions
Biodiversity, Geology, Flora and Fauna	
Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	<ul style="list-style-type: none"> Check proximity to (and potential for harm to) existing nature conservation site designation, and assess whether development would potentially harm these assets or could include ecological benefits. Ecology surveys to be required for sites proposed for inclusion in the plan, and Dorset Biodiversity Protocol followed.
Landscape	
Protect and enhance the area's unique landscapes	<ul style="list-style-type: none"> Consider impact on landscape designations (AONB and Green Belt), and extent development would fit within established character of existing developments
Cultural Heritage	
Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	<ul style="list-style-type: none"> Check proximity to (and potential for harm to) existing identified heritage assets, and assess whether development would potentially harm these assets (including their settings) or could include enhancement benefits
Soil, Water, Air and Climatic Factors	
Ensure development does not result in an unacceptable risk of pollution	<ul style="list-style-type: none"> Consider potential for proposed development to be polluting, and potential harm of nearby recipients to pollution (soil, air, water or noise pollution), and liaise with Dorset Council (minerals and waste matters), Environment Agency and/or Dorset Council (Environmental Health) as appropriate
	<ul style="list-style-type: none"> Consider potential for proposed development to sterilise important minerals resources, in liaison with Dorset Council
Reduce the impact of climate change, including flood risk	<ul style="list-style-type: none"> Check proximity to flood risk zones and areas known to be prone to other sources of flood risk including tidal / surface water / ground water flooding (and as potentially affected by climate change), assess vulnerability of development and drainage infrastructure capacity, including whether surface water from the site can managed to ensure that there is no worsening either off site or onsite and that there is a feasible discharge location (following the hierarchy infiltration, watercourse and/or sewer)
Material Assets, Population and Human Health	
Provide housing that meets the needs of the community as far as possible	<ul style="list-style-type: none"> Consider quantity of houses (including affordable homes) that could be provided (or might be lost)

SEA Objective	Assessment questions
Create opportunities for economic growth	<ul style="list-style-type: none">Consider potential to support business growth including the vitality of the town centre
Create safe and accessible places	<ul style="list-style-type: none">Consider whether the development would be well-related to (and accessible on foot from) the town centre and key community facilities

4. What has plan making / SEA involved to this point?

Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
 - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this chapter explains how preparation of the submission version of the Wareham Neighbourhood Plan has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.

Overview of plan making / SEA work undertaken since 2015

- 4.3 The Neighbourhood Plan Steering Group has sought to encourage discussion and debate within the community about the issues and opportunities for the Neighbourhood Plan area. Plan-making for the Wareham Neighbourhood Plan has been underway since 2015. Initial work incorporated a number of informal and formal consultation exercises carried out by the Neighbourhood Plan Group, including on the scope of the Neighbourhood Plan.
- 4.4 The key methods which the Neighbourhood Plan Steering Group have used within the consultation process have included:
- Public exhibitions, meetings and events;
 - Use of social media and dedicated website;
 - Local newspaper and noticeboards;
 - A community questionnaire;
 - Focus groups and workshops;
 - Survey and discussion with local businesses;
 - Directly contacting wider-than-local organisations and agencies (strategic stakeholders) which have an indirect interest in the Neighbourhood Plan; and
 - Consultation 'windows' during which comments have been invited on draft documents.
 - Previous consultations undertaken on the Neighbourhood Plan, including at earlier Regulation 14 and Regulation 16 consultations.
- 4.5 The outcomes of these consultation events have informed and influenced the Neighbourhood Plan development process.

Assessment of reasonable alternatives for the Neighbourhood Plan

- 4.6 A key element of the SEA process is the appraisal of 'reasonable alternatives' for the Wareham Neighbourhood Plan. The SEA Regulations⁵ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

⁵ Environmental Assessment of Plans and Programmes Regulations 2004

- 4.7 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for housing development. Specifically, this chapter explains how the Wareham Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of non-strategic scale development in the Neighbourhood Plan area.

Assessment of potential sites for housing allocations

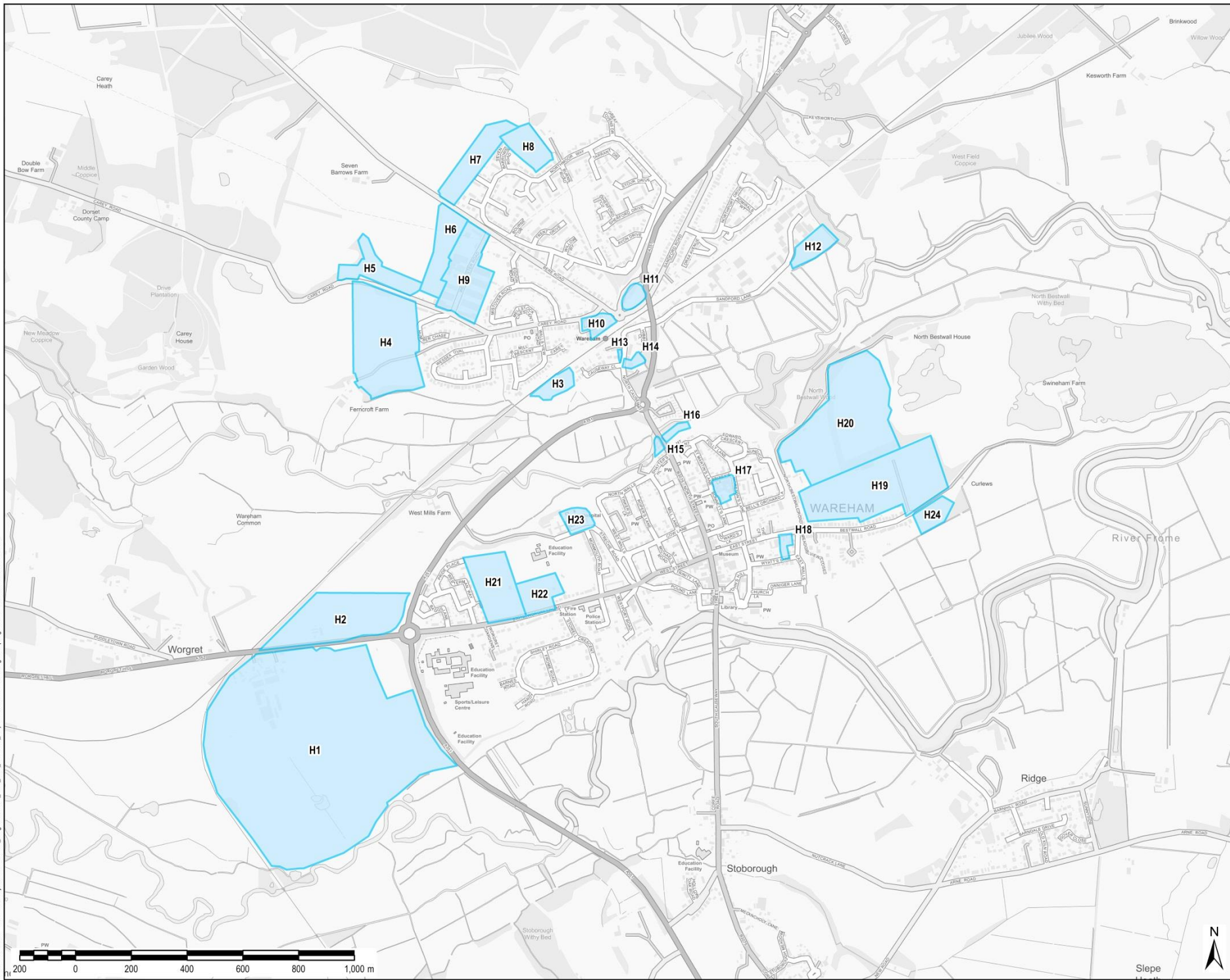
- 4.8 As discussed in Chapter 2 of this Environmental Report, the Neighbourhood Plan has been prepared in conjunction with the provisions of the Purbeck Local Plan Part 1 and the emerging Purbeck Local Plan Review.
- 4.9 Purbeck District Council previously provided an indicative housing requirement for Wareham over the period 2019 – 2034) of 300 new homes (including c. 100 homes from windfall). This figure has been confirmed through the Local Plan review. In light of this, the Neighbourhood Plan seeks to allocate housing for 200 homes⁶.
- 4.10 To support the choice of allocations through the Neighbourhood Plan, 24 sites were identified by the Neighbourhood Plan Steering Group as possible locations for allocations. In identifying the sites to consider for possible new housing development the Neighbourhood Plan Steering Group were mindful of major planning constraints including flood risk, Nature Conservation (including the 400m zone) and Common Land. This resulted in eliminating most of the land surrounding the town and looking in more detail at sites within the settlement boundary and to the north west of Wareham.
- 4.11 The 24 sites were then subject to an independent site assessment undertaken by AECOM with a view to examining the suitability, availability and achievability of the sites. The findings are presented in a site assessment report (April 2018) which can be accessed at:
<https://www.warehamplan.co.uk/>
- 4.12 The sites considered, and their locations are presented in Table 4.1 and Figure 4.1 below.

Table 4.1: Sites Considered through the site assessment

Name	Size (ha)
Site 1: Worgret West of Wareham	47.36
Site 2: Worgret North of A352	0.86
Site 3: West of Causeway Close	0.86
Site 4: West of Carey	8.44
Site 5: North of Carey Road	2.13
Site 6: West of Westminster Road Industrial Estate	2.47
Site 7: North West of Northmoor Park	2.75
Site 8: North of Northmoor Park including Allotments	1.64
Site 9: Westminster Road	4.22
Site 10: Johns Road	0.68
Site 11: The Sward North of Station	0.53
Site 12: Sandford Lane – potential extension to employment land	0.42
Site 13: Crews Garage West North Causeway	0.04

⁶ The windfall delivery of 100 homes assumes 66% of average small sites windfall development of 10 dwellings per annum which took place over 2003-17

Name	Size (ha)
Site 14: Crews Garage East	0.25
Site 15: Autopoint North Causeway	0.14
Site 16: Gasworks North Causeway	0.28
Site 17: Anglebury Court Bonnets Lane	0.57
Site 18: Cottees East Street	0.30
Site 19: Rugby Club and Allotments	9.17
Site 20: North Bestwall	11.55
Site 21: Middle School Playing Field	3.58
Site 22: Middle School Site	1.71
Site 23: Hospital and Health Centre	0.81
Site 24: South of Bestwall Road	1.14



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ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

Site Option

H1 – Worgret West of Wareham

H2 – Worgret North of A352

H3 – West of Causeway Close

H4 – West of Carey

H5 – North of Carey Road

H6 – West of Westminster Road Industrial Estate

H7 – North West of Northmoor Park

H8 – North of Northmoor Park including Allotments

H9 – Westminster Road Industrial Estate

H10 – Johns Road

H11 – The Sward North of Station

H12 – Proposed extension to Sandford Land Industrial Estate

H13 – Crews Garage West North Causeway

H14 – Crews Garage East

H15 – Autopoint North Causeway

H16 – Gasworks North Causeway

H17 – Anglebury Court Bonnets Lane

H18 – Cottees East Street

H19 – Rugby Club and Allotments

H20 – North Bestwall

H21 – Middle School Playing Field

H22 – Middle School site

H23 – Hospital and Health Centre

H24 – South of Bestwall Road

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Purpose of Issue

DRAFT

Client

WAREHAM NEIGHBOURHOOD PLAN
STEERING GROUP

Project Title

SITE ASSESSMENT FOR
THE WAREHAM
NEIGHBOURHOOD PLAN

Drawing Title

SITES CONSIDERED THROUGH THE
SITE ASSESSMENT FOR THE
WAREHAM NEIGHBOURHOOD PLAN

Drawn
CN

Checked
JW

Approved
RP

Date
19/09/2017

AECOM Internal Project No.
60538603

Scale @ A3
1:12,500

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FIGURE 1.2

Rev

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4.13 Alongside the site assessment, the SEA process undertook an appraisal of the key constraints present at each of the 24 sites and potential effects that may arise. In this context the sites have been considered in relation to the evidence base and SEA Framework developed during the scoping stage of the SEA.

4.14 Table 4.2 below presents a summary of this appraisal.

Table 4.2: Site assessment: summary of key constraints of site considered for allocations

Name	Summary of key constraints at each site
Site 1: Worgret West of Wareham	<p>From a landscape perspective, the site is within the boundary of the Dorset AONB and adjacent to the South East Dorset Green Belt. There are long views out to the south towards the Purbeck Hills. The site is highly visible and development would detract from the setting of the town. In relation to biodiversity considerations, the southern section of the site is adjacent to the River Frome SSSI. The whole of the site is within a SSSI IRZ for all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Additionally, the hedgerows, ponds and trees located within and adjacent to the site have the potential to support protected species. In regards to the flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test.</p> <p>Although there is suitable existing access, the A352 and A351 experience heavy traffic during rush hour, presenting a potential safety issue for any new residents seeking to access the town centre.</p>
Site 2: Worgret North of A352	<p>In regards to landscape-based constraints, the site is within the South East Dorset Green Belt and the Dorset AONB is located directly to the south of the site. It is also prominent in views to the north over Wareham Common. Longer views to the south are screened by a hedgerow bordering the A352.</p> <p>From a biodiversity perspective, the northern section of the site is directly adjacent to the Wareham Common SSSI. The whole of the site is within a SSSI IRZ for all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Additionally, the hedgerows located along the eastern and western boundaries of the site connect to the River Piddle or Trent to the north (which are key ecological linkages), and have the potential to support protected species.</p> <p>Although there is suitable existing access, the A352 and A351 experience heavy traffic during rush hour, presenting a potential safety issue for any new residents seeking to access the town centre. Additional potential constraints include the electricity lines passing over the site and the possible ground contamination from agricultural-linked activities.</p>
Site 3: West of Causeway Close	<p>The whole of the site is located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is also screened from view by the line of trees in the south, the existing landscape character and visual amenity of the site is not particularly sensitive to change.</p> <p>In regards to flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.</p> <p>From a biodiversity perspective, the hedgerows located along the southern boundary of the site connect to patches of deciduous woodland to the north east and the River Piddle or Trent to the south west. Therefore, there is the potential for protected species to be present on site. Additionally, the whole of the site is within a SSSI IRZ for residential development and, as such, any planning applications for a development resulting in a total net gain in units must be assessed.</p> <p>Access is problematic to the site given land ownership.</p>

Name Summary of key constraints at each site

Site 4: West of Carey	<p>From a landscape perspective there are long views to the east of the site towards Wareham town, to the south east towards the Wareham Walls Scheduled Monument, and to the south and west of the site over the Dorset AONB. As such, the site is highly visible from the surrounding landscape due to its prominent topographical setting. Therefore, the character of the site is particularly sensitive to change. The entirety of the site is also located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open.</p> <p>Ecologically, the southern section of the site is adjacent to the Wareham Common SSSI. The whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the deciduous woodland patches located adjacent to the southern and northern boundaries of the site have the potential to support protected species.</p> <p>In regards to the flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. However, the topography of the site will limit any potential impacts. Additional constraints include the power lines and posts located in the southern section of the site, and also its distance away from local services and facilities in Wareham town centre.</p>
Site 5: North of Carey Road	<p>From a landscape perspective, the site is entirely located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is screened from view by the existing green infrastructure and low lying nature of the site, the landscape character and visual amenity of the site is not particularly sensitive to change.</p> <p>Ecologically, the line of trees located along the southern boundary of the site connects to the countryside to the west. Therefore, there is the potential for protected species to be present on site. Additionally, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed.</p>
Site 6: West of Westminster Road Industrial Estate	<p>The whole of the site is located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is also screened from view by the line of trees along the northern and eastern boundaries, the existing landscape character and visual amenity of the site is not particularly sensitive to change. The quality of landscape is considered to be of lower value than the majority of Green Belt surrounding Wareham. Development at this location is within 250m of the "Four bowl barrows 70m east of Seven Barrows Farm" Scheduled Monument. However, given the distance, and the location of the potential allocation on lower lying land, there are unlikely to be significant effects on this feature's setting.</p> <p>From the perspective of biodiversity constraints, the whole of the site is within a SSSI IRZ for residential development and, as such, any planning applications for a development resulting in a total net gain in units must be assessed.</p> <p>With regards to the existing infrastructure on the site, there is a pylon and associated high voltage cables passing through the northern section and connecting to the electrical sub-station on the Westminster Road Industrial Estate. These features might require undergrounding prior to development in order to minimise the potential health risks and visual impacts associated with them.</p> <p>Bere Road experiences heavy traffic during rush hours, presenting a potential safety issue for any new residents seeking to access the town centre.</p>

Name	Summary of key constraints at each site
Site 7: North West of Northmoor Park	<p>From a landscape perspective, the site has a sensitive landscape character due to its location within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. The site is also within close proximity to residential properties in Northmoor Park, which currently have medium to long views over Wareham golf course to the north and west of the site. Development of the site would result in a marked change to its existing character and visual amenity. Development at this location would also likely affect the setting of Seven Barrows Scheduled Monument.</p> <p>In relation to biodiversity constraints, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the site is within proximity to internationally important sites and since there is no intervening land which could be used as an effective Suitable Alternative Natural Greenspace, it is likely that development would lead to increased pressure on these important nature conservation sites.</p> <p>With regard to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road and is also located adjacent to the Poole Harbour Trail, which passes through the town.</p>
Site 8: North of Northmoor Park including Allotments	<p>The whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the eastern boundary of the site extends northwards towards a patch of deciduous woodland. Therefore, the site has the potential to support protected species. The site is within proximity to and accessible to the internationally important sites in Wareham Forest and since there is no intervening land which could be used as an effective Suitable Alternative Natural Greenspace, it is likely that development would lead to increased pressure on these important nature conservation sites.</p> <p>From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt. Also, approximately 25 residential properties directly adjacent to the southern and western boundaries have direct views into the site. As such, development of the site would result in a change to the existing character and visual amenity. The site is highly visible from the Dorset Greenway, which is the main footpath and cycleway between Wareham and Wareham Forest.</p> <p>In regards to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road and is also located adjacent to the Poole Harbour Trail, which passes through the town.</p> <p>Notably, the southern section of the site contains a number of well-established allotments for local residents which have an existing community value.</p>
Site 9: Westminster Road	<p>From the perspective of biodiversity constraints, the whole of the site is within a SSSI IRZ for residential development and, as such, any planning applications for a development resulting in a total net gain in units must be assessed.</p> <p>In regards to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road, and is within the existing built-up area of Wareham.</p> <p>The northern section of the site is potentially not suitable for redevelopment due to the existing infrastructure on site.</p>
Site 10: Johns Road	<p>Ecologically, the site is located within 250m of the Wareham Common SSSI. As such, the entirety of the site is within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p> <p>In regards to the historic environment, there are two Grade II listed buildings directly to the south of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.</p>

Name	Summary of key constraints at each site
Site 11: The Sward North of Station	<p>Although there is the potential to create suitable access into the site, the roads surrounding the site boundaries experience heavy traffic. As well as presenting a potential safety issue for any local residents, the site is therefore sensitive to noise pollution and localised air quality issues.</p> <p>Ecologically, the Wareham Common SSSI is located approximately 250m to the south west of the site. As such, the entirety of the site is within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the site is within 150m of the European protected Poole Harbour Ramsar Site.</p> <p>From a historic environment perspective, there are two Grade II listed buildings approximately 100m to the south and the east of the site. The site, as an open landscaped area is very visible at a key entrance point to the town.</p>
Site 12: Sandford Lane – potential extension to employment land	<p>From an ecological perspective, the site is directly adjacent to the Poole Harbour SPA and the 'Dorset Heaths (Purbeck and Wareham) and Studland Dunes' SAC. Additionally, the site is directly adjacent to the Wareham Meadows SSSI. As such, the whole of the site is within a SSSI IRZ for all planning applications (except householder applications).</p> <p>With regard to the landscape character, the site is adjacent to the boundary of the Dorset AONB. There are limited views into and out of the site due to its flat topography and the screening from the hedgerows located along the eastern boundary. However, as the site is entirely located within the South East Dorset Green Belt, development would result in a loss of Green Belt land which is potentially significant in the local context.</p> <p>Additionally, land adjacent to the southern and eastern boundaries of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken prior to development in conjunction with the provisions of the NPPF.</p>
Site 13: Crews Garage West North Causeway	<p>With regard to the historic environment, there are two Grade II listed buildings located directly to the west of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.</p> <p>From a landscape character perspective, the site is not within the boundary of the Dorset AONB and is considered to be of lower sensitivity to development. As the site is nestled within the built-up area of Wareham, any redevelopment of the site would not alter the existing visual amenity of the area.</p> <p>Although the site is within Flood Risk Zone 3, it is raised from the River Piddle or Trent. This site is considered challenging both in terms of prevailing risk and potential management of surface water. Consultation with the Environment Agency with regard to the application of the Sequential Test would be needed.</p> <p>The site is within 200m of the Poole Harbour SPA and Ramsar Site, the Wareham Meadows SSSI and the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p>
Site 14: Crews Garage East	<p>In regards to the historic environment, there are two Grade II listed buildings located directly to the west of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.</p> <p>From a landscape character perspective, the site is not within the boundary of the Dorset AONB and is considered to be of low sensitivity to development. As the site is nestled within the built-up area of Wareham, any redevelopment of the site would not alter the existing visual amenity.</p> <p>Although the site is within Flood Risk Zone 3, it is raised from the River Piddle or Trent. However the site is considered challenging both in terms of prevailing risk and potential management of surface water. Early consultation with the EA with regard to viability and application of the Sequential Test would therefore be required.</p> <p>Ecologically, the site is within 200m of the Poole Harbour SPA and Ramsar Site, the Wareham Meadows SSSI and the Wareham Common SSSI. As such, the whole of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units will need to be assessed. Additionally, the patches of deciduous woodland located directly to the east and the south of the site potentially provide a suitable habitat for protected species.</p>

Name	Summary of key constraints at each site
Site 15: Autopoint North Causeway	<p>Although the site is not within the boundary of the South East Dorset Green Belt or the Dorset AONB, there are long views to the east of the site over and across Wareham Meadows SSSI. The site is therefore visible from a variety of locations. However, as the site is already developed, any redevelopment would not change the existing visual amenity of any views into the site.</p> <p>Ecologically, the site is approximately 100m from the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the western boundary of the site form part of a green corridor along the River Piddle or Trent.</p> <p>In regards to the historic environment, the site is located within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value.</p> <p>Although the site is directly adjacent to land within Flood Risk Zone 3, as it is raised from the River Piddle or Trent, the sites is considered to be at lower risk from flooding.</p>
Site 16: Gasworks North Causeway	<p>The site is directly adjacent to the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the southern site boundary form part of a green corridor along the River Piddle or Trent.</p> <p>With regard to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value.</p> <p>Although the site is directly adjacent to land within Flood Risk Zone 3, as it is raised from the River Piddle or Trent, the sites is considered to be at low risk from flooding.</p> <p>Notably, as the site can only accommodate seven dwellings, the NPPF states that developers are not required to make provisions for any affordable housing.</p>
Site 17: Anglebury Court Bonnets Lane	<p>From the perspective of biodiversity constraints, the site is within 300m of the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p> <p>With regards to the historic environment, the site is located within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value. Development at the site however offers opportunities for enhancing the setting of the conservation area.</p>
Site 18: Cottees East Street	<p>The site is within 300m of the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. In regards to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value. The large sycamore tree on the site is a key feature of the local street scene.</p>
Site 19: Rugby Club and Allotments	<p>Notably, the entirety of the site is currently a hub for sport and recreational activities, and therefore provides an important community benefit.</p> <p>From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and would result in an extension to the eastern settlement boundary of Wareham. With regards to the historic environment, the Wareham Conservation Area and the Town Walls Scheduled Monument is located directly adjacent to the site.</p> <p>The site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p> <p>The site is also located directly adjacent to land within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.</p>

Name	Summary of key constraints at each site
Site 20: North Bestwall	<p>From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and would result in an extension to the eastern settlement boundary of Wareham. However, due to the flat topography and the screening provided by the surrounding green infrastructure, the site nestles within the landscape and is not particularly visible.</p> <p>Access to the site is currently problematic given existing access is via a single track road which is directly adjacent to the Town Walls Scheduled Monument.</p> <p>Parts of the eastern section of the site are located within Flood Zone 2, with the land directly adjacent to the eastern site boundary located within Flood Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test.</p> <p>From the perspective of biodiversity constraints, the site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees passing through the centre of the site connects to the North Bestwall Wood and the River Piddle or Trent and is therefore potentially suitable for protected species.</p>
Site 21: Middle School Playing Field	<p>Ecologically, the site is located approximately 100m from the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p> <p>In regards to the local landscape character, the site is not within or adjacent to the boundary of the Dorset AONB. Development on the site would result in a change from its existing character, in addition to extending the south western settlement boundary.</p> <p>The site provides valuable playing fields for use by the Purbeck School, Primary School and local sports groups</p>
Site 22: Middle School Site	<p>The site is located approximately 100m from the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.</p> <p>In regards to the local landscape character, the site is not within or adjacent to the boundary of the Dorset AONB. As such, the site is not considered to be particularly sensitive to development due to its setting within the existing built-up area of Wareham and the screening provided by the surrounding vegetation.</p>
Site 23: Hospital and Health Centre	<p>From the perspective of biodiversity constraints, the site is directly adjacent to the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the area of deciduous woodland located directly to the north of the site connects to the River Piddle or Trent.</p> <p>With regard to the historic environment, the site adjoins the Grade II listed 'Christmas Close Hospital' and is also directly adjacent to the 'Part of the defences of the Anglo-Saxon' fortified centre of Wareham and part of the motte and bailey castle within Shell Keep' scheduled monument. Additionally, the site is within the boundary of the Wareham Conservation Area. Along the northern site boundary there is a line of distinctive tall trees which are important in the setting of the historic town.</p>
Site 24: South of Bestwall Road	<p>Land towards the eastern and southern boundaries of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.</p> <p>The site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the existing vegetation surrounding the northern, eastern and southern boundaries of the site is potentially a suitable habitat for protected species.</p> <p>From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and removing an area of land designated to prevent urban sprawl.</p>

Assessment of a brownfield vs a greenfield first approach

- 4.15 A further element which the Neighbourhood Plan Steering Group wished to explore was the extent to which a brownfield-first approach should be taken to allocations in the Neighbourhood Plan. On this basis, and to further support the intention of the Neighbourhood Plan to shape new development within the Neighbourhood Plan area, two further potential options were considered, namely whether to 1) focus development on existing previously developed 'brownfield' sites in Wareham or 2) widen the scope of the Neighbourhood Plan to consider development on previously undeveloped 'greenfield' sites in the Neighbourhood Plan area.
- 4.16 To support decision making on this element of the Neighbourhood Plan, two options were therefore considered as reasonable alternatives through the SEA process, as follows:
- Option 1: Facilitate the development of greenfield sites in the Neighbourhood Plan area; and
 - Option 2: Focus development on previously developed sites in the Neighbourhood Plan area.
- 4.17 Table 4.3 presents the findings of the appraisal of Option 1 and Option 2 outlined above. To support the assessment findings, the options have been ranked in terms of their sustainability performance against the relevant theme. It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the two options in relation to each theme considered.

Table 4.3: Appraisal findings: options for broad locations of development

Option 1: Facilitate the development of greenfield sites Option 2: Focus development on previously developed sites			
SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Biodiversity, Geology, Flora and Fauna	<p>Potential effects on biodiversity have the potential to take place on both previously developed and greenfield land. Whilst greenfield development has the potential to lead to the loss of key landscape features of biodiversity value and impact on ecological corridors, previously developed land can support a rich biological diversity. In this context previously developed land can provide habitat for UKBAP Priority Species and contribute to wider ecological networks, as well as the provision of ecosystem services such as pollination.</p> <p>All allocations have the potential to have impacts on biodiversity assets if located inappropriately and have poor design and layout. Likewise all allocations have the potential to promote net gains in biodiversity value. In this context, for all sites, potential effects on biodiversity depend on elements such as the provision of green infrastructure to accompany new development areas and the retention and incorporation of biodiversity features.</p>	1	1
Landscape	<p>Option 1, through facilitating greenfield development in the Neighbourhood Plan area, increases the scope for impacts on landscape character, including from visual impact and impacts on noise quality. The potential significance of such effects is increased due to the location of greenfield sites within and visible from the Dorset AONB. As such greenfield development has increased potential to have impacts on the special qualities of the AONB.</p> <p>The redevelopment of underutilised previously developed land offers significant potential at some locations in Wareham for enhancing the quality of the townscape. As such Option 2 offers opportunities for enhancements to the quality of the public realm and local distinctiveness.</p>	2	1
Cultural Heritage	<p>Whilst Option 2 has the potential to have direct impacts on historic environment assets located on brownfield sites, high quality development sensitive to the historic environment resource has the potential to support enhancements to townscape character and the rejuvenation of disused or underutilise historic environment assets. Given the significant opportunities for supporting the reuse and rejuvenation of existing heritage assets in parts of the town, this will support the Neighbourhood Plan area's historic environment resource, if high quality design and layout is incorporated within new provision. Similarly Option 2 provides opportunities for enhancing local character and distinctiveness if high quality design is incorporated within new provision. Option 2 therefore increases opportunities to rejuvenate existing underutilised heritage assets whilst offering opportunities to enhance visual amenity and the setting of the historic environment.</p>	2	1

Option 1: Facilitate the development of greenfield sites

Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Soil, Water, Air and Climatic Factors	<p>In terms of greenhouse gas emissions, road transport is a significant contributor to emissions in the area. The extent to which the two options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context, Option 2, through promoting the development of previously developed land has increased potential to promote development in locations which are more integrated with the existing built up area of the Neighbourhood Plan area. This has the potential to allow at some locations easier access to services and facilities by non-car modes. This has the potential to support a limitation of greenhouse gas emissions and emissions from transport which affect air quality.</p> <p>In terms of climate change adaptation, the redevelopment of previously developed land provides opportunities for enhancing the resilience of brownfield sites and surrounding area to the effects of climate change. This includes through green infrastructure enhancements and design and layout which helps regulate the effects of extreme weather events in the town, including through regulating surface water run-off. In this context, whilst the direct provision of green infrastructure improvements to accompany new development areas should be achievable through both options, including through mechanisms such as the community infrastructure levy, the redevelopment of brownfield land increases scope for direct improvements to climate change resilience.</p> <p>In terms of soil resources, Option 1 will lead to the loss of greenfield land in the Neighbourhood Plan area. The option also has increased potential to lead to the loss of areas of the best and most versatile agricultural land (incorporating, potentially, Grade 3a land present in the Neighbourhood Plan area- this is uncertain though as recent detailed agricultural land classification has not been undertaken in most of the Neighbourhood Plan area). Option 2 however has increased potential to support the efficient use of land through the reuse of existing structures and rejuvenating previously developed land.</p> <p>In terms of water quality, it is difficult to come to a conclusion regarding the potential for development at any given location to result in negative effects without an understanding of the design measures that will be put in place. For example sustainable drainage systems – SuDS – are an effective means of minimising surface water runoff and hence pollution. However, given the potential for development on previously developed land to reduce land contamination, Option 2 has the potential to lead to medium and long term improvements to water quality.</p>	2	1

Option 1: Facilitate the development of greenfield sites

Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Material Assets, Population and Human Health	<p>In terms of affordable housing, such provision may be easier to deliver through the larger allocations which potentially there may be more scope to deliver through Option 1. Whilst all new developments involving one or more dwellings are liable for the community infrastructure levy, concentrating the delivery of housing at larger sites may help enable the securing of additional contributions to site specific mitigation through Section 106 planning agreements (it should be noted however that such contributions are typically required to make a development proposal acceptable in planning terms that would not otherwise be acceptable).</p> <p>Alongside, the small sites affordable housing contributions policy was introduced by the UK Government in November 2014 to help boost housing delivery and incentivise brownfield development. It introduced a national threshold of ten units or fewer (and a maximum combined gross floor space of no more than 1,000 square metres) beneath which affordable housing contributions should not be sought. Within AONBs, the exemptions would apply only to developments not exceeding 5 new homes; developments of 6 to 10 homes could pay a commuted sum, either at or after completion of the development. The policy was introduced to address the burden of developer contributions on small scale developers, custom and self-builders. In this context, given the likely size of allocations taken forward through the Neighbourhood Plan, both options provide opportunity for delivering affordable housing in the town, and helping to meet local housing needs.</p> <p>In terms of the provision of services and facilities, the delivery of CIL monies and similar mechanisms are likely to be more achievable through the allocations facilitated through Option 1.</p> <p>The delivery of housing provision through larger scale allocations potentially enabled by Option 1 has the potential to concentrate effects on road safety and noise quality from increased traffic flows at certain locations. This may have effects on the health and wellbeing of residents. Effects however depend on the location of new development areas and the integration of elements such as sustainable transport linkages and green infrastructure provision.</p> <p>Option 2 has the potential for supporting health and wellbeing through improvements to the quality of the built environment in certain locations in Wareham.</p> <p>Option 2, through promoting development on previously developed land, has increased potential to facilitate the development of new housing at locations which are more integrated within the town. This has the potential to allow at some locations easier access town centre services and facilities by sustainable modes of transport such as walking and cycling.</p>	1	2

Current approach in the Neighbourhood Plan

4.18 In light of consultation undertaken to date on the Neighbourhood Plan, and consideration of the site assessment and appraisal findings presented above, the Neighbourhood Plan Steering Group took the decision to focus development on brownfield sites in Wareham town rather than allocating significant land for housing, employment and community uses on greenfield sites.

4.19 This was with the aim of:

- Supporting the regeneration of key parts of Wareham;
- Facilitating enhancements to the existing public realm, townscape of parts of the town;
- Protecting sensitive landscape character in the vicinity of Wareham; and
- Rejuvenating existing areas of underutilised land in the town.

4.20 In response to this preferred spatial strategy, four sites have been allocated for housing and employment in the Neighbourhood Plan area, as follows:

- Westminster Road
- Johns Road
- Wareham Town Northern Gateway (Gasworks and Autopoint sites)
- Former Hospital and Health Centre site

Neighbourhood Plan policies

4.21 To support the implementation of the vision and preferred spatial strategy for the Neighbourhood Plan, the submission version of the Wareham Neighbourhood Plan puts forward 29 policies to guide development in the Neighbourhood Plan area, grouped under the five themes/objectives of the Neighbourhood Plan. The policies, which were developed following extensive community consultation and evidence gathering, are as follows:

Table 4.2: Wareham Neighbourhood Plan policies

Policy Number Policy Name

Housing and Development

H1	Housing Requirement
H2	Housing Mix
H3	Stock of Smaller Dwellings
H4	Nationally, European and Internationally Important Wildlife Sites and, protected species and locally important habitats
H5	Westminster Road
H6	Johns Road
H7	Wareham Town Northern Gateway (Gasworks and Autopoint sites)
H8	Former Hospital and Health Centre Site
H9	Settlement Boundary
H10	Parking Space

Policy Number Policy Name

H11	Sandford Lane Employment Safeguarding
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Thriving Town Centre

TC1	The Town Centre Boundary
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TC2	Safeguarding Retail Provision in the Town Centre
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TC3	Protecting the Vitality and Viability of Carey Road Local Centre
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TC4	Resisting Out of Town Class A Retail Floorspace
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TC5	Maintaining and Enhancing the Public Realm
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TC6	Maintaining and Enhancing the Street Scene
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TC7	Protecting Town Centre Car Parks and Garages
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Pedestrian and Cycling

PC1	Main Pedestrian and Cycling Routes
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PC2	Pedestrian and Cycle Route Infrastructure Improvements
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PC3	Sustainable Transport
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PC4	Parking at Wareham Railway Station
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Valued Green Spaces and Community Facilities

GS1	Protection of Local Green Spaces
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GS2	Proposed Health Care and Housing Hub (former Middle School site)
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GS3	Proposed Affordable and Extra Care Housing (Bonnets Lane)
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Locally Distinctive Place

LDP1	Design of New Development within Wareham Conservation Area
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LDP2	Design of New Development outside Wareham Conservation Area
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LDP3	Sustainable Design
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LDP4	Wareham Station Approaches Enhancement Area
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5. What are the appraisal findings at this current stage?

Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the submission version of the Wareham Neighbourhood Plan. This chapter presents:
- An appraisal of the submission version of the Wareham Neighbourhood Plan under the five SEA theme headings; and
 - The overall conclusions at this current stage and recommendations for the next stage of plan-making.
- 5.2 Assessments of earlier versions of the Neighbourhood Plan policies were presented in the Environmental Reports accompanying the two previous Regulation 14 consultations.

Approach to this appraisal

- 5.3 The appraisal is structured under the five SEA themes taken forward for the purposes of the SEA.
- 5.4 For each theme, 'significant effects' of the submission version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 5.5 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

Biodiversity, Geology, Flora and Fauna

- 5.6 There are a number of European and nationally designated sites located within and/or adjacent to the Neighbourhood Plan area, including: the Poole Harbour Ramsar Site and Special Protection Area (SPA); the Dorset Heathlands Ramsar Site and SPA; the Dorset Heaths Special Area of Conservation (SAC); the Dorset Heaths (Purbeck and Wareham) & Studland Dunes SAC; the Morden Bog & Hyde Heath Site of Special Scientific Interest (SSSI); the Poole Harbour SSSI; the River Frome SSSI; the Wareham Common SSSI and Wareham Meadows SSSI. In the local context, the key sites of ecological and geological importance include the churchyards at Lady St Mary and St Martin, North Meadows Site of Nature Conservation Importance (SNCI) and Redcliff Point Local Geological Site. Furthermore, the Neighbourhood Plan area is rich in protected species, with over 200 records of different species that are either protected, rare, threatened or on the Biodiversity Action Plan (BAP) record. These include ten species of nationally or internationally rare plants and 18 European protected species as listed in the annexes of the European Habitats Directive (92/43/EEC) and the European Birds Directive (2009/147/EC).
- 5.7 To accompany the PLP1, a Habitats Regulations Assessment (HRA) screening process⁷ was undertaken to consider the potential impacts of the Local Plan on the European wildlife sites within Purbeck. The HRA Background Paper states that a 400m buffer zone should be imposed

⁷ Purbeck District Council (2012): 'Planning Purbeck's Future: Core Strategy Background Paper Volume 11 – The Habitats Regulations', [online] available to download via: <<https://www.dorsetforyou.gov.uk/evidence/purbeck>> last accessed [08/05/18]

around SPAs and SACs in order to protect these sites from the adverse effects of development, following the recommended approach from Natural England. In this context, Policy DH (Dorset Heathlands), Policy BIO (Biodiversity and Geodiversity) and Policy PH (Poole Harbour) within PLP1 recognise the value of imposing this buffer zone. Additionally, the PLP1 states that any residential development between 400m and 5km of the Dorset Heathlands should provide Suitable Alternative Natural Greenspace (SANG) as a mechanism to avoid or mitigate effects from new developments. In relation to specific development proposals within the Neighbourhood Plan, Policy H5 (Westminster Road), Policy H6 (Johns Road), Policy H8 (Former Hospital and Health Centre Site) and Policy GS2 (Proposed Health Care and Housing Hub (former Middle School site)) state that area(s) of SANG should be provided for this purpose in accordance with the Dorset Heathlands Planning Framework⁸.

- 5.8 Additionally, Natural England has developed Site Improvement Plans (SIPs) for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS) project. A 'Natura 2000' site is the combined term for sites designated as SPAs and SACs. Although the IPENS project closed in 2015, the 'Dorset Heaths SIP'⁹ and 'Poole Harbour SIP'¹⁰ contain a variety of priority issues for the SPAs and SACs within and/or adjacent to the Neighbourhood Plan area which extend until 2020. One of the key priority issues within the SIPs concerns public access/disturbance, specifically relating to the possible additional recreational pressures associated with new developments. In this context, Policy GS1 (Protection of Local Green Spaces) recognises the significance and community value of open spaces in Wareham through designating 15 Local Green Spaces across the town, stating that no development will be allowed on these sites other than minor works to preserve their recreational function and openness. In this regard, the provisions of Policy GS1 have the potential to indirectly benefit the European sites through protecting and promoting the use of a number of alternative green spaces for recreational uses.
- 5.9 In terms of the allocations proposed through the Neighbourhood Plans, these will all take place on previously developed land. This will help minimise potential impacts on European and nationally designated sites from new development areas. In this respect greenfield allocations would have had increased potential to lead to the loss of key supporting features for these designated sites.
- 5.10 To support the Neighbourhood Plan, and to understand in more detail the likely significant effects of the Neighbourhood Plan on European designated sites, a Habitats Regulations Assessment (HRA) process has been undertaken.¹¹ In terms of the Regulation 14 consultation, both a Test of Likely Significant Effects and a subsequent Appropriate Assessment was undertaken on the document both alone and in combination. This was undertaken in the context of the overarching policy provided by the adopted Purbeck Local Plan and, for purposes of future proofing, the submitted Local Plan currently undergoing Examination. Key impact pathways considered in the HRA were:
- Disturbance (Including Urbanisation and Recreational Pressure)
 - Water pollution
 - Increased water abstraction
 - Loss of functionally linked habitat
- 5.11 Following the test of Likely Significant Effects, Appropriate Assessment was undertaken of impact pathways relating to disturbance (including urbanisation and recreational pressure) on

⁸ Purbeck District Council (2018): 'Dorset Heathlands Planning Framework' [online] available to access via: <https://www.dorsetforyou.gov.uk/article/387392/Dorset-Heathlands-Planning-Framework> last accessed [08/05/18]

⁹ Natural England (2014): 'Site Improvement Plan: Dorset Heaths (SIP062)', [online] available to download via: <http://publications.naturalengland.org.uk/publication/5181909839642624?category=5755515191689216> last accessed [08/05/18]

¹⁰ Natural England (2014): 'Site Improvement Plan: Poole Harbour (SIP176)', [online] available to download via: <http://publications.naturalengland.org.uk/publication/6713862766198784?category=5755515191689216> last accessed [08/05/18]

¹¹ AECOM (February 2020) Wareham Neighbourhood Plan Habitats Regulations Assessment Regulation 14 Draft Plan

the Poole Harbour and Dorset Heaths European sites, and water quality on the Poole Harbour European sites.

- 5.12 Resulting from this process, and to ensure no adverse effects on the integrity of these European sites occurred as a result of the Wareham Neighbourhood Plan, a number of recommendations were proposed. These were fully addressed through updates to the plan.
- 5.13 In this context the following provisions are incorporated in the Neighbourhood Plan related to the key allocations of the Neighbourhood Plan:
- Policy H5 (Westminster Road) highlights that under the requirements set out in the Dorset Heathlands Supplementary Planning Framework 2015-2020, mitigation measures for the Westminster Road site for an allocation of up to 30 dwellings will require a contribution through either s106 or CIL towards Heathland Infrastructure Provision (HIP). Planning applications brought forward at this site will be required to conform to the Statement of Common Ground (SoCG) agreement prepared in August 2019 by Wareham Town Council and agreed by Dorset Council and Natural England
 - Policy H6 (Johns Road) highlights that under the requirements set out in the Dorset Heathlands Supplementary Planning Framework 2015-2020, mitigation measures for the Johns Road Industrial Estate for an allocation of up to 15 dwellings will require a contribution through either s106 or CIL towards Heathland Infrastructure Provision (HIP). Planning applications brought forward at this site will be required to conform to the SoCG agreement.
 - Policy H7 (Wareham Town Northern Gateway (Gasworks and Autopoint sites)) highlights that new development must be carefully designed and planned to ensure that no adverse effects on the integrity of the Poole Harbour European sites occurs as a result of water pollution stemming from site runoff during the construction or operational (and if required decommissioning) stages of each development. A noise impact assessment will also be required to be carried out to inform a project level HRA in order to determine that construction and operational activities will not significantly disturb SPA or Ramsar interest features. Planning applications brought forward at the site will be required to conform to the SoCG agreement prepared in August 2019 by Wareham Town Council and agreed by Dorset Council, Natural England and the Trustees of D. E. Scott 1970 Settlement (owner of the Bog Lane SANG). This will require a holistic approach to be taken to all development in Wareham, with a requirement for the Bog Lane SANG to mitigate the effects of the combined 150-165 dwellings allocated south of the railway. The SoCG has agreed to improvements to the Bog Lane SANG to mitigate the effect upon the Dorset Heathlands European Sites from increased recreational pressure.
 - Policy H8 (Former Hospital and Health Centre site) highlights that Planning applications brought forward at the site will be required to conform to the SoCG agreement prepared in August 2019 by Wareham Town Council and agreed by Dorset Council, Natural England and the Trustees of D. E. Scott 1970 Settlement (owner of the Bog Lane SANG). This will require a holistic approach to be taken to all development in Wareham, with a requirement for the Bog Lane SANG to mitigate the effects of the combined 150-165 dwellings allocated south of the railway. The SoCG has agreed to improvements to the Bog Lane SANG to mitigate the effect upon the Dorset Heathlands European Sites from increased recreational pressure.
 - Policy H11 (Sandford Lane Employment Safeguarding) highlights that new development must be carefully designed and planned to ensure that no adverse effects on the integrity of the Poole Harbour European sites occurs as a result of water pollution stemming from site runoff during the construction or operational (and if required decommissioning) stages of each development. A noise impact assessment will also be required to be carried out to inform a project level HRA in order to determine that construction and operational activities will not significantly disturb SPA or Ramsar interest features.
- 5.14 Given the recommendations of the Appropriate Assessment process have been fully addressed, it is considered that the Neighbourhood Plan will not result in an adverse effect on the integrity of European sites either alone or in combination with other projects or plans.

- 5.15 The entirety of the Neighbourhood Plan area overlaps with a SSSI Impact Risk Zone for all development types. Specific impacts to these nationally designated sites are difficult to determine, and this will need to be addressed through the planning process. However, the measures outlined above regarding the European designated sites (which cover the same areas as the SSSIs) will help address adverse effects.
- 5.16 More broadly in relation to biodiversity in the Neighbourhood Plan area, a number of the policies will support ecological networks in Wareham.
- 5.17 Policy LDP3 (Sustainable Design) sets out a range of provisions which will support habitats and species. This includes through seeking to ensure that: the design of buildings incorporate nesting and roosting spaces, and open space supports native habitats and using native species; street trees are planted to improve biodiversity; and open water courses are provided which support native habitats and use native species as part of sustainable drainage systems.
- 5.18 This will be supported by a number of the other policies. For example, Policy H11 (Sandford Lane Employment Safeguarding) states that a comprehensive scheme of planting of native species along the southern and eastern sides of the Estate will be sought, and Policy H6 (Johns Road) affirms that the trees and hedgerows adjoining Carey Road and Bere Road should be retained. In addition, Policy H7 (Wareham Town Northern Gateway (Gasworks and Autopoint sites)) supports a new canoe launching site at this location. Whilst the site will enable access to the sensitive waterway, the policy recognises the biodiversity value of the location by highlighting that “A canoe launching point would be supported on this site subject to consideration of impact on nature conservation in consultation with Natural England...”
- 5.19 Overall, the Neighbourhood Plan provides a solid basis for the protection and enhancement of habitats and ecological networks in the Neighbourhood Plan area, aligning to Policy E7, Policy E8, Policy E9 and Policy E10 of the emerging Local Plan Review.

Landscape

- 5.20 The Wareham area has a distinctive character, with the southern and eastern sections of the Neighbourhood Plan area located within the setting of the Dorset Area of Outstanding Natural Beauty (AONB), with the eastern section also within the boundary of the Purbeck Heritage Coast. Outside of the settlement of Wareham, all undeveloped land in the Neighbourhood Plan area is located within the Green Belt, which is designated to prevent urban sprawl. Although Green Belt land is not a landscape designation in its own right, the land indirectly contributes to the character and setting of local settlements by keeping the areas between them permanently open. In this context a key objective of the Neighbourhood Plan is to protect the special and unique qualities of the landscape and to enhance local distinctiveness.
- 5.21 In terms of the proposed allocations within the Neighbourhood Plan, all of the allocations are located on previously developed land. This will help limit potential effects on landscape character, including on views from the AONB. Development of these brownfield sites also provides significant opportunities for supporting enhancements to townscape quality in the Neighbourhood Plan area.
- 5.22 A number of policies within the Neighbourhood Plan aim to protect and enhance townscape character. In this respect the site allocation policies all have a focus on delivering high quality design to accompany development at these locations. For example, Policy LDP4 (Wareham Station Approaches Enhancement Area) outlines that any future development around the railway station and its approaches should be of high quality design to improve the appearance of this important gateway into the town.
- 5.23 These policies are framed by the Neighbourhood Plan policies which promote high quality design. In this respect Policy LDP1 (Design of New Development within Wareham Conservation Area) sets out a range of criteria for new development to protect the overall character of the significant proportion of the town within the conservation area. This includes relating to maintaining the historic grid network; delivering high quality street frontages and appropriate heights of buildings; utilising appropriate building materials and delivering parking provision which reflects local character. This will be supported outside of the conservation area

by Policy LDP2 (Design of New Development outside Wareham Conservation Area), which amongst other provisions, seeks to reinforce the existing character of the rest of the town through appropriate street layouts and establish a palette of locally distinctive architectural features and building materials. Policy TC5 (Maintaining and Enhancing the Public Realm) and Policy TC6 (Maintaining and Enhancing the Street Scene) also focus on the importance of respecting the historic character of Wareham town.

- 5.24 Landscape and townscape character will also be supported by the green infrastructure policies of the Neighbourhood Plan. This includes through Policy GS1 (Protection of Local Green Spaces) which allocates 15 Local Green Spaces in Wareham
- 5.25 Along with the provisions within the 2019-2024 Dorset AONB Management Plan and Policy E1 of the emerging Local Plan Review, the Neighbourhood Plan policies outlined above provide a robust basis for the conservation and enhancement of landscape and townscape character in the Neighbourhood Plan area.

Cultural Heritage

- 5.26 With regards to historic environment constraints, the Neighbourhood Plan area contains 195 listed buildings, five scheduled monuments and the Wareham Conservation Area.
- 5.27 In terms of the proposed allocations in the Neighbourhood Plan, Policy H5 (Westminster Road), Policy H6 (Johns Road) and Policy H7 (Wareham Northern Town Gateway (Gasworks and Autopoint sites)) support the rejuvenation and revitalisation of existing brownfield sites which will encourage enhancements to the historic character of parts of Wareham town. Specifically, Policy H7 states that the redevelopment of the former gasworks site will be supported subject to providing a high quality design at the northern entry point to the original Saxon town. Additionally, Policy LDP1 (Design of New Development within Wareham Conservation Area) states that infill development within the Wareham Conservation Area and within the setting of listed buildings should preserve the significance of these heritage assets.
- 5.28 More broadly, a number of the policies have a close focus on supporting the fabric and setting of the heritage assets in Wareham.
- 5.29 Policy LDP1 (Design of New Development within Wareham Conservation Area) sets out a range of criteria for conserving and enhancing the conservation area. This includes through; seeking to ensure development reflects where appropriate the town's Georgian heritage; maintaining the grid street layout of the town; locating buildings to provide a tight sense of urban enclosure; utilising red/brown brick laid Flemish bond with narrow joints and plain clay tiles to reflect existing character; delivers high quality street frontages; reflect the existing scale of buildings; and a number of other provisions. Given these provisions reflect the key sensitivities identified for the conservation area through the most recent Wareham Conservation Area Appraisal (2012), this provides an appropriate basis for the conservation and enhancement of the historic environment in the area. This will be supported by Policy TC5 (Maintaining and Enhancing the Public Realm), which highlights that within the Wareham Conservation Area, care must be taken in the selection of paving materials, street lighting and other street furniture in order to ensure that these features are in keeping with the historic character of the town. Policy TC6 (Maintaining and Enhancing the Street Scene) also states that traditional materials and designs should be incorporated into shop fronts in the town centre. Specifically, the provisions of these policies will positively enhance the setting of heritage assets through sensitive urban design, supporting Historic England's 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)'¹² guidance, and also addressing one of the key problem areas identified within the Wareham Conservation Area Appraisal¹³.

¹² Historic England (2017): 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)', [online] available to download via: <<https://www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>> last accessed [09/05/18]

¹³ Purbeck District Council (2012): 'Wareham Conservation Area Appraisal', [online] available to download via: <https://www.dorsetforyou.gov.uk/purbeck/adopted_conservation_area_appraisals> last accessed [09/05/18]

- 5.30 Outside of the conservation area LDP2 (Design of New Development outside Wareham Conservation Area) sets out a range of provisions for high quality design and delivering distinctive streetscapes. Significantly, given the national significance of the Seven Barrows Scheduled Monument, the policy provisions also seek to ensure development proposals respect the qualities / characteristics of the area around the scheduled monument, including topography and its distinctive slopes.
- 5.31 Overall, the Neighbourhood Plan policies will bring a range of short, medium and long term benefits for positively contributing towards the conservation and enhancement of heritage assets and their settings in Wareham. This will support the provisions of the current Local Plan and the emerging Local Plan review with regards the historic environment and the protections afforded by national designations.

Soil, Water, Air and Climatic Factors

- 5.32 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. It is also a key contributor to the pollutants which affect air quality locally (although it should be noted that significant air quality issues do not exist in Wareham).
- 5.33 In this context the Neighbourhood Plan has a close focus on supporting the use of sustainable modes of transport. In terms of the proposed housing and employment allocations taken forward through the Neighbourhood Plan, these are accessible to the key services and facilities present in the town, including in the town centre, and are also accessible to key public transport links, including the rail station. Accessibility will be further supported by the Neighbourhood Plan's focus on supporting the vitality of the town centre, including through Policy TC2 (Safeguarding Retail Provision in the Town Centre), Policy TC4 (Resisting out of Town Class A Retail Floorspace) and indirectly through TC5 (Maintaining and Enhancing the Public Realm) and TC6 (Maintaining and Enhancing the Street Scene). This will help reduce the need to travel for key services and facilities through locating allocations in locations accessible by non-car modes, and supporting the offer and viability of the town centre.
- 5.34 Supporting this further, the Neighbourhood Plan directly seeks to promote the use of sustainable modes of transport. In this context Policy PC1 (Main Pedestrian and Cycling routes) seeks to retain existing pedestrian and cycle links and facilitate the development of new networks, which will be further supported by Policy PC2 (Pedestrian and Cycle Route Infrastructure Improvements) which sets out the enhancements to the pedestrian and cycle network which will be facilitated during the plan period and beyond. In the longer term the reopening of the railway to Swanage from Wareham is also facilitated through safeguarding space for a platform for possible future use by trains to and from Swanage through Policy PC3.
- 5.35 In light of the above, the combination of the location of allocations (which are accessible to services and facilities in the town) and the policies within the Neighbourhood Plan which promote sustainable transport use will help limit emissions from transport, with benefits for air quality in the town and for supporting climate change mitigation. While it is considered that the policies of the Neighbourhood Plan will promote modal shift to sustainable forms of travel, it is nonetheless recognised that the introduction of 200 new homes may result in an increase in vehicle trips and therefore an increase in greenhouse gas emissions and in pollutants such as nitrogen dioxide and particulates. However, this has been minimised through the selection of identified sites that are within the built up part of the Neighbourhood Plan area which are accessible to sustainable transport options and services and facilities.
- 5.36 In relation to further elements relating to climate change mitigation, a limitation of emissions will also be supported by: Policy PC1 (Main Pedestrian and Cycling Routes); Policy GS2 (Proposed Health Care and Housing Hub (former Middle School site)), which promotes new renewable energy provision at the proposed health hub on Middle Street; and a number of the allocation policies, which promote the energy efficiency and sustainability of new development at these locations. The energy efficiency and environmental sustainability of development in the Neighbourhood Plan area will be further supported by Policy LDP3 (Sustainable Design). This seeks to promote passive design features to minimise the need for artificial light, heating and

cooling and maximise solar gain, enable public and commercial buildings to meet at least BREEAM 'Very Good' standard, and achieve energy efficiency in design, construction methods and the use of materials.

- 5.37 In terms of adapting to the effects of climate change, Wareham is heavily constrained by flood risk, and this is a key issue for development in parts of the Neighbourhood Plan area. In relation to the proposals for development put forward through the submission version of the Neighbourhood Plan, the allocation at the Wareham Town Northern Gateway (Gasworks and Autopoint sites) is within an area at risk of flooding. This is acknowledged through the policy for the site (Policy H7), which recognises potential flood risk issues at this location and highlights that due regard must be provided to the risk.
- 5.38 Whilst the addressing of issues linked to fluvial, groundwater and surface water flooding are likely to be supported by the provisions of the National Planning Policy Framework and national policy, as well as the flood risk, SuDS and surface water flooding policies put forward through by the Purbeck Local Plan, there will be a need for proposals for these sites to ensure that appropriate avoidance and mitigation measures are implemented.
- 5.39 Enhancements to green infrastructure networks promote climate change mitigation through supporting carbon sequestration and promoting walking and cycling, and climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. In this context Policy GS1 (Protection of Local Green Spaces) and the biodiversity policies discussed above under section 5.6 will support the ongoing development of high quality multifunctional green infrastructure networks in the Neighbourhood Plan area.
- 5.40 With regard to soils resources, the Neighbourhood Plan has a focus on the redevelopment of previously developed land. In this context the allocations for housing and employment are located on previously developed sites, including at Westminster Road, Johns Road, Wareham Town Northern Gateway (Gasworks and Autopoint sites) and the Hospital and Health Centre Site. This will promote the efficient use of land, which will be further supported by the proposed intensification of uses at these locations.
- 5.41 In terms of water resources, Policy LDP3 (Sustainable Design) will support water quality by seeking to provide open water courses which supporting native habitats and use native species as part of sustainable drainage systems. The policy also supports water efficiency through promoting greywater recycling.

Material Assets, Population and Human Health

- 5.42 The Neighbourhood Plan allocates land within the Plan area for the delivery of around 200 new dwellings (Policy H1), which will be in addition to the anticipated 100 dwellings gained through windfall. Given this is anticipated to meet the requirements established through the Purbeck Local Plan review, it is assumed that this growth quantum will help meet the objectively assessed housing needs arising locally.
- 5.43 Supporting local needs further, the Neighbourhood Plan requires an appropriate mix of housing under Policy H2 (Housing Mix), particularly targeted at meeting local needs for smaller homes. This includes a percentage of flats or apartments that are suitable for elderly residents with limited mobility or requiring a degree of care, and a 40% target for affordable housing provisions in developments providing 10 or more homes. This will help address the needs of an ageing population, and help address the impact of high house prices on first time buyers. In addition the proposed locations of new housing development will be within accessible town locations, supporting new residents with good accessibility to local services and facilities, public transport connections, open space and employment opportunities with the potential for long term positive effects.
- 5.44 The recently undertaken Retail Assessment¹⁴ indicates that generally there is a healthy balance of retail and service uses within the Town Centre, and the existing bias towards service uses (food and drink uses specifically) is not considered to detract from the ability of the Town

¹⁴ <https://www.warehamplan.co.uk/>

Centre to provide for the day-to-day needs of the local population. There is currently a low vacancy rate and recent introductions of high-quality independent retailers indicate continuing confidence in viable trading in Wareham. The Neighbourhood Plan however seeks to ensure the ongoing vitality and viability of the town centre. In this context Policy TC1 amends the Town Centre boundaries to facilitate future expansion at North Street (car park to the rear of the Co-op), and the Neighbourhood Plan identifies that main scope for growth is likely to be through piecemeal changes of use, modernisation or enhancement of individual existing premises. Although not an allocated site, the potential to amalgamate uses at the Library site to increase the efficiency of land use here is identified as a potential opportunity, and an example of how new retail development can be facilitated within the existing Town Centre to support a flexible approach to delivery with the potential for minor long term positive effects. Policy TC2 also provides protection for retail uses to ensure that the main role and function of the Town Centre (as a retail destination) is supported, which has the potential for minor long term positive effects. Policy TC4 further resists out of town retail areas, with a view to protecting the vitality and viability of the Town Centre. These elements have the potential to support minor to moderate long term positive effects.

- 5.45 Policy TC3 seeks to protect Carey Road shops as a Local Centre, with a view to ensuring that the area meets the everyday needs of its catchment population. This will help ensure that local communities have good access to local services and facilities, bringing long term positive effects for community vitality. The Neighbourhood Plan also maintains the Quay as a public area from which motor vehicles can be excluded to allow for the Street Market. This will support community vitality and wellbeing.
- 5.46 The Neighbourhood Plan has a close focus on supporting the use of sustainable modes of transport. In terms of the proposed housing and employment allocations taken forward through the Neighbourhood Plan, these are accessible to the key services and facilities present in the town, including in the town centre, and are also accessible to key public transport links, including the rail station. Accessibility will be further supported by the Neighbourhood Plan's focus on supporting the vitality of the town centre, including through Policy TC2 (Safeguarding Retail Provision in the Town Centre), Policy TC4 (Resisting out of Town Class A Retail Floorspace) and indirectly through TC5 (Maintaining and Enhancing the Public Realm) and TC6 (Maintaining and Enhancing the Street Scene). This will help reduce the need to travel for key services and facilities, and promote accessibility to key services and facilities by alternative modes of transport to the private car.
- 5.47 Supporting this further, the Neighbourhood Plan directly seeks to promote the use of sustainable modes of transport. In this context Policy PC1 (Main Pedestrian and Cycling routes) seeks to retain existing pedestrian and cycle links and facilitate the development of new networks, which will be further supported by Policy PC2 (Pedestrian and Cycle Route Infrastructure Improvements), which sets out the enhancements to the pedestrian and cycle network which will be facilitated during the plan period. In the longer term the reopening of the railway to Swanage from Wareham (Policy PC3) is also facilitated through safeguarding space for a platform for possible future use by trains to and from Swanage.
- 5.48 There is now robust evidence that access to the natural environment improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context, the Neighbourhood Plan identifies a list of open spaces which should be designated as Local Green Spaces. The protection of these spaces will help ensure that local communities retain good access to green space to support healthy lifestyles, with the potential for long term positive effects. Further supporting health and wellbeing in Wareham, Policy GS2 proposes a new Health Hub on the former Middle School site, supported by recreational grounds and changing facilities. The proposed development at this site will directly contribute to improving health provision, and support the health and wellbeing of residents in the longer term.
- 5.49 Overall, it is considered that the Neighbourhood Plan is likely to lead to significant long term positive effects for communities and health by providing new housing, employment and retail development to meet local needs in accessible locations. The supported mix of housing to meet identified local needs for smaller homes, affordable homes, and homes to support an ageing population is also considered likely to lead to long term significant positive effects.

Alongside new housing, improvements to pedestrian and cycle routes, protections for existing green space, and the development of a new Health Hub are considered likely to support and enhance community health, safety and wellbeing with the potential for long term positive effects.

Conclusions at this current stage

- 5.50 The assessment has concluded that the submission version of the Wareham Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Material Assets, Population and Human Health' SEA theme. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing, employment and retail development to meet local needs in accessible locations, the protection and enhancement of green infrastructure networks in the Neighbourhood Plan area, an expansion of high quality local pedestrian/cycle networks, and the protection and enhancement of the public realm and neighbourhood distinctiveness.
- 5.51 The allocations proposed through the Neighbourhood Plan (which will take place on previously developed land) will enable significant enhancements to be made to the quality of townscapes and the setting of the historic environment at locations of poor public realm in the town, with significant potential to lead to enhancements in the quality of the public realm, townscape character and local distinctiveness in parts of the town. Supporting this further, the Neighbourhood Plan initiates a number of policies which seek to facilitate enhancements to townscape character, and protect and enhance the setting and fabric of the historic environment. Taken together, these will have the potential to lead to significant long term positive effects in relation to the 'Landscape' and 'Cultural Heritage' SEA themes.
- 5.52 In relation to the 'Biodiversity, Geology, Flora and Fauna' SEA theme, the Neighbourhood Plan plans positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, with particular focus placed on the numerous European and national biodiversity designations in the vicinity of the Neighbourhood Plan area. This includes through supporting enhancements to local ecological networks via the integration of SANGs, and through initiating biodiversity enhancements facilitated through development. The Neighbourhood Plan also has addressed the recommendations of the Habitats Regulations Assessment process which has been undertaken to support the plan. This will help limit any significant effects on internationally designated sites. Overall, the scope and scale of the proposed policy approaches relating to the natural environment will therefore help ensure that wide-ranging benefits in relation to this theme are secured through the Neighbourhood Plan. As such, whilst the delivery of the allocations through the Wareham Neighbourhood Plan will inevitably lead to some minor localised adverse effects in relation to biodiversity, the approach initiated by the Neighbourhood Plan will both limit the potential magnitude of adverse effects and secure enhancements. Overall long term moderate positive effects in relation to this SEA theme are therefore anticipated as a result of the Neighbourhood Plan.
- 5.53 Whilst the Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Soil, Water, Air and Climatic Factors' SEA theme, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

6. What are the next steps?

- 6.1 This Environmental Report accompanies the Wareham Neighbourhood Plan for submission to the Local Planning Authority, Dorset Council, for subsequent Independent Examination.
- 6.2 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Purbeck Local Plan.
- 6.3 If the subsequent Independent Examination is favourable, the Wareham Neighbourhood Plan will be subject to a referendum, organised by Dorset Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Wareham Neighbourhood Plan will become part of the Development Plan for Wareham town.

Appendix A: Context Review and Baseline

Biodiversity, Geology, Flora and Fauna

Context Review

Plans and Programmes

- EU Directive on the Conservation of Habitats and wild fauna and flora (“Habitats Directive”);
- EU Directive on the Conservation of Wild Birds (“Birds Directive”);
- Ramsar Convention on Wetlands of International Importance Bern and Bonn Conventions;
- Wildlife and Countryside Act;
- Natural Environment and Rural Communities Act;
- The National Planning Policy Framework (NPPF) 2012;
- South East Dorset Green Infrastructure Strategy 2011;
- Purbeck Local Plan 2012;
- NB the review of the Local Plan is underway but has not yet reached an advanced stage;
- Poole Harbour Aquatic Management Plan 2011; and
- The Dorset Heathlands Planning Framework 2015-2020 SPD.

Key Objectives

- Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites as designated under the various Directives and international agreements;
- Take into account legal protection of species in developing policies relating to biodiversity and habitat protection;
- Minimise impacts & provide net gains in biodiversity, and protect & enhance valued geological conservation interests;
- Conserve and enhance Purbeck’s natural habitat;
- Promote the safe and sustainable use of Poole Harbour, balancing the demands on its natural resources, minimising risk and resolving conflicts of interest; and
- Secure a green infrastructure network that has multiple benefits, including potential enhancement of wetland habitats and conservation of neutral and acid grasslands. The pressures placed on, and fragmentation of, the Dorset Heathlands by urban populations are reduced by the regular use of new attractive green spaces.

Summary of Current Baseline

European and National Designations

European / International designations:

- Poole Harbour Ramsar site (UK11054) covers the River Piddle and floodplain south of North Wareham, and River Frome and floodplain east of B3075 – a lot of which also is designated as part of the Poole Harbour Special Protection Area (UK9010111)
- Dorset Heaths Special Area of Conservation (UK0019857) and Dorset Heaths (Purbeck & Wareham) & Studland Dunes Special Area of Conservation (UK0030038) covers the area NE of North moor Park
- Dorset Heathlands Special Protection Area (UK9010101) covers the area NE of North moor Park
- Dorset Heathlands Ramsar site (UK11021) covers the area NE of North moor Park

Sites of Special Scientific Interest:

- Morden Bog and Hyde Heath; Poole Harbour; River Frome; Wareham Common; Wareham Meadows.

National Nature Reserves:

- None within the Neighbourhood Plan area
- Nearby: Arne Reedbeds; Morden Bog and Stoborough Heath

Protected Species

The area is extremely rich in protected species. There are records of over 200 different species that are either protected, rare, threatened or on the BAP species record, within or close to the Plan area. This includes 10 species of nationally or internationally rare plants and 18 European Protected Species from Habitats and Species Directive II and IV, or identified in the Habitats Regulations, including a number associated with the river / coastal environments, including the European Otter, reptiles such as Smooth Snake and Sand Lizard, the Hazel Dormouse and a range of species of bat.

Sites of Local Nature Conservation Interest

Identified sites of local nature conservation importance include the churchyards at Lady St Mary and St Martin, and North Meadows SNCI (within the areas at risk of flooding).

Ancient Woodland

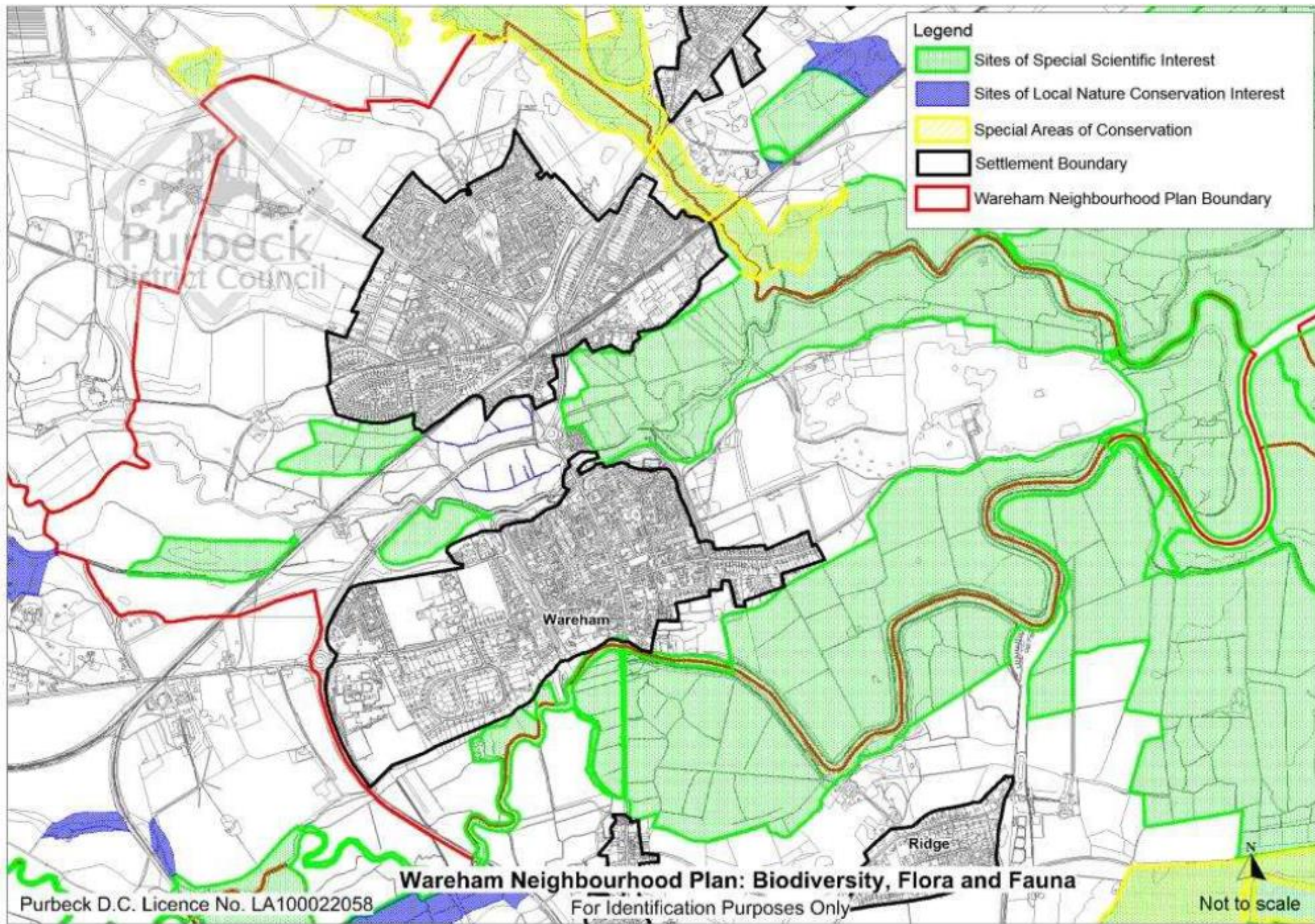
No recorded areas of ancient woodland within the Neighbourhood Plan area.

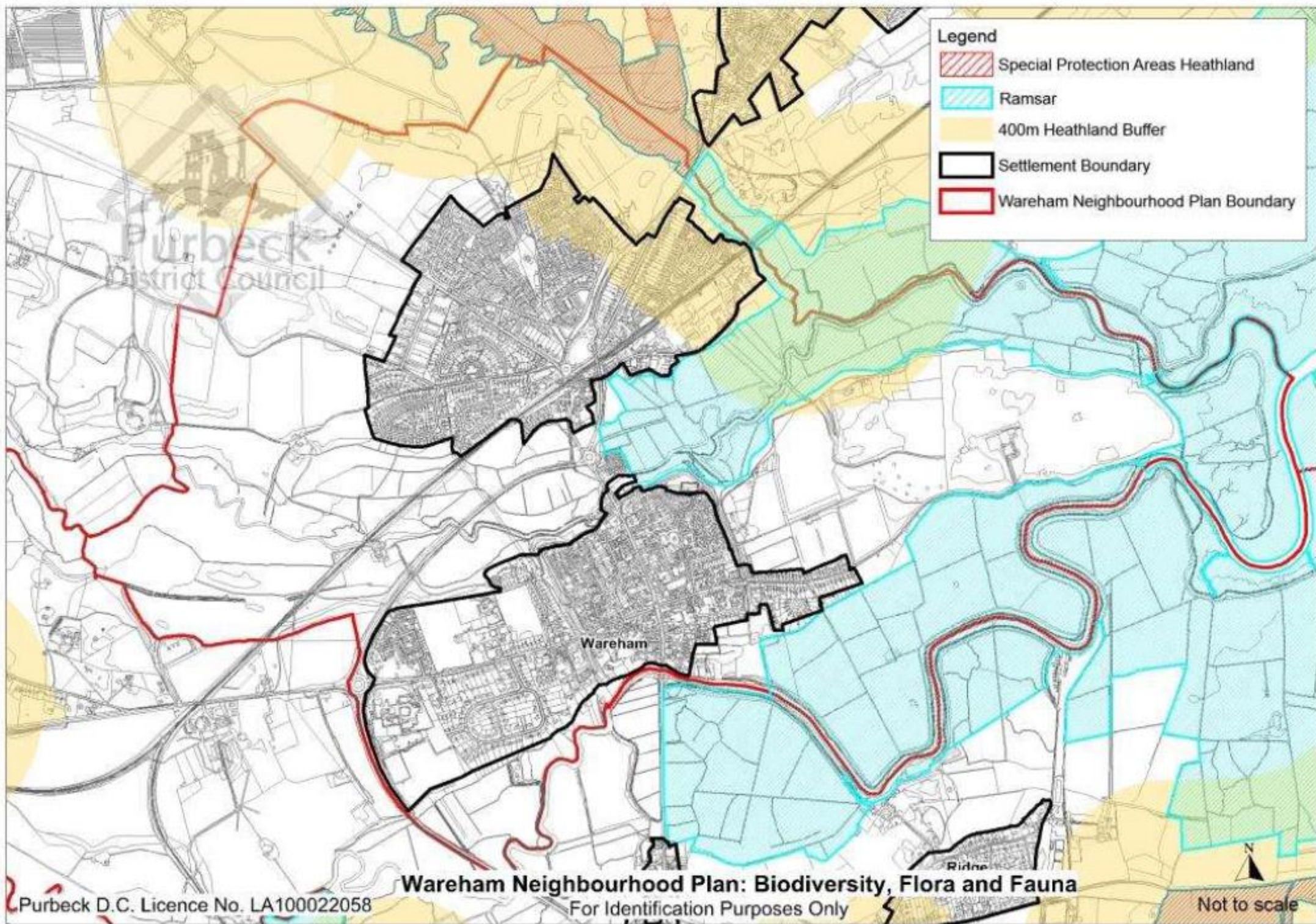
Local Geological Sites

- None within the Neighbourhood Plan area
- Redcliff Point (a river cliff) north of Ridge adjoining the River Frome lies just outside, to the south

Summary of Future Baseline

The Neighbourhood Plan area is highly constrained by biodiversity designations. As such habitats and species have the potential to come under increasing pressures from housing and employment land provision in the area. This includes through a loss of habitats and impacts on biodiversity networks. This may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.





Landscape

Context Review

Plans and Programmes

- The National Planning Policy Framework (NPPF) 2012;
- Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 – 2019 (partly delivered through the Purbeck Heritage Strategy) and supporting landscape character assessments;
- South East Dorset Green Infrastructure Strategy 2011;
- Purbeck Local Plan 2012;
- Wareham Community Plan 2005; and
- Wareham Townscape Character Appraisal 2012.

Key Objectives

- Protect and enhance valued landscapes - including the statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs;
- Respect the character and distinctiveness of Purbeck's settlements and countryside. Conserve and enhance the landscape;
- Within the Green Belt check the unrestricted sprawl of large built-up areas by keeping land permanently open;
- Help improve quality of life, support the local economy and adapt to the effects of climate change by providing 'green lungs' comprising an extensive network of green infrastructure and accessible green spaces for wildlife and people; and
- The Townscape character appraisals do not contain objectives but do provide an analysis of the key characteristics and potential for development. For the Town this concludes that opportunities for outward expansion are severely restricted by landscape, ecological designations and floodplains. Within the town, heritage designations represent a further constraint in many areas. For North Wareham it concludes that the settlement is generally unremarkable and ubiquitous in character lacking any obvious sense of local distinctiveness or quality. However, it is sited discretely within the wider landscape and is well contained by its landform and vegetation which also provide a high quality setting for the town. Whilst some overtly negative features are present these are few and the settlement provides a generally pleasant residential environment, albeit of limited character. However, there is some potential to make better use of the land and there are opportunities to enhance the settlement in terms of its townscape, sense of place and identity.

Summary of Current Baseline

AONB

The Dorset AONB covers the area south and east of the built up area of Wareham Town. Development may also impact on the setting of parts of the AONB that lie outside the parish, to the west of the town.

Heritage Coast

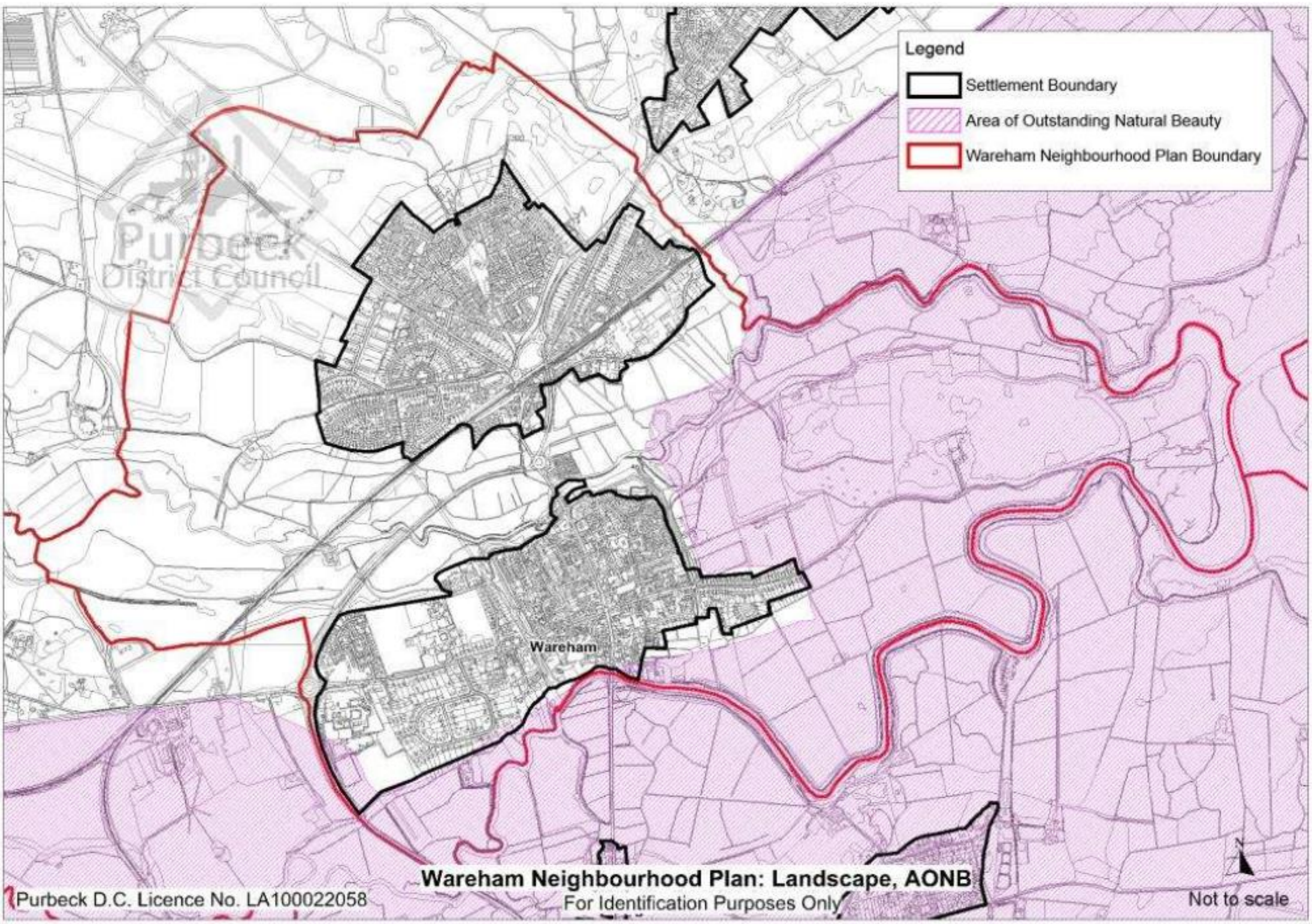
Applies to most of the area east of the Town and is also within the Dorset AONB.

Greenbelt and Local Green Spaces




Green Belt status covers most of the area, but excludes the built up areas of North Wareham, Wareham Town and land south of the Purbeck School.

Summary of Future Baseline

New development has the potential to lead to incremental but small changes in landscape and townscape character and quality in and around the Neighbourhood Area. This includes from the loss of landscape features and visual impact. However, new development also has the potential to enhance the character of the landscape through the implementation of sensitive design which supports the distinctiveness of Wareham and improves the visual amenity value.



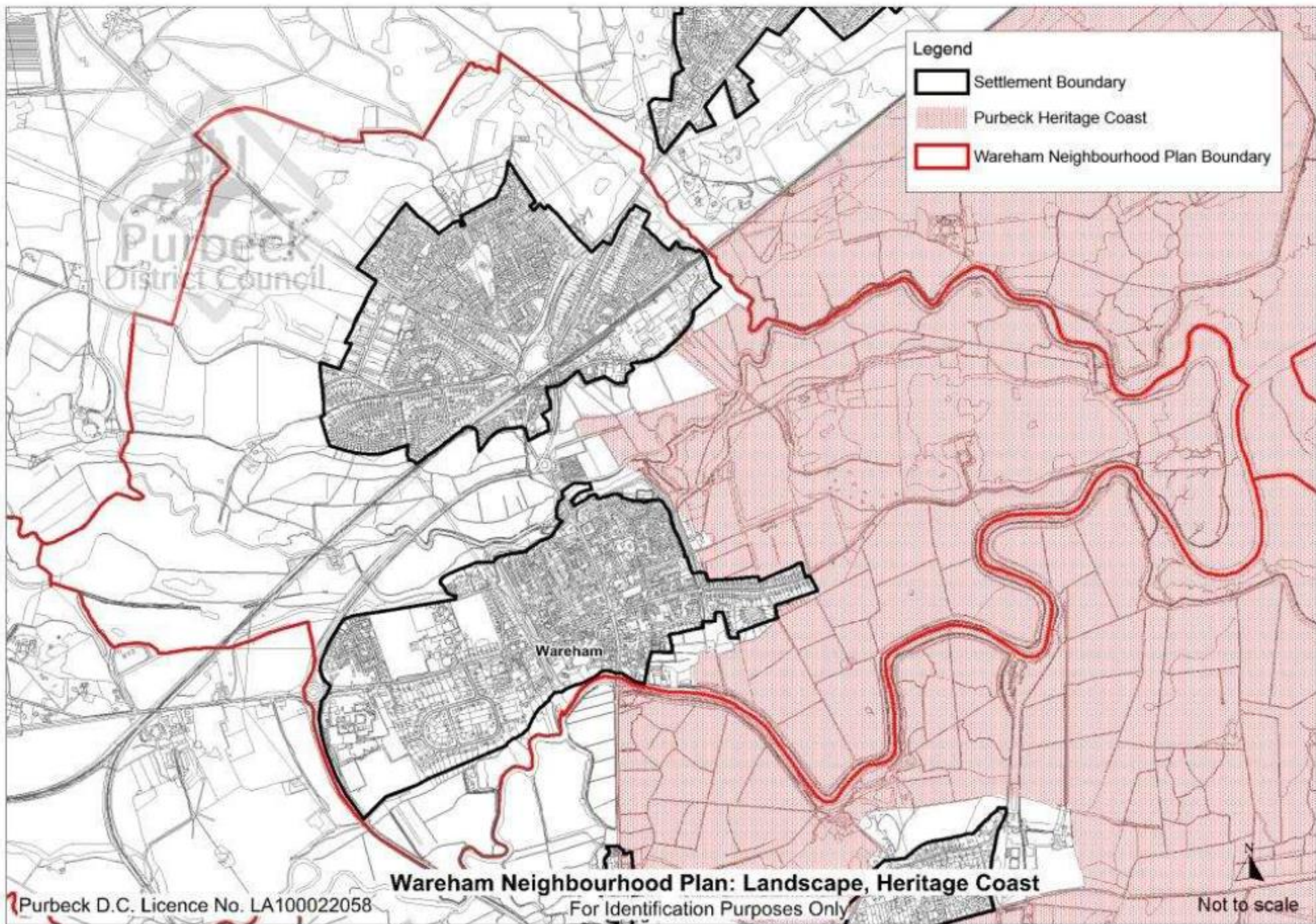
Legend

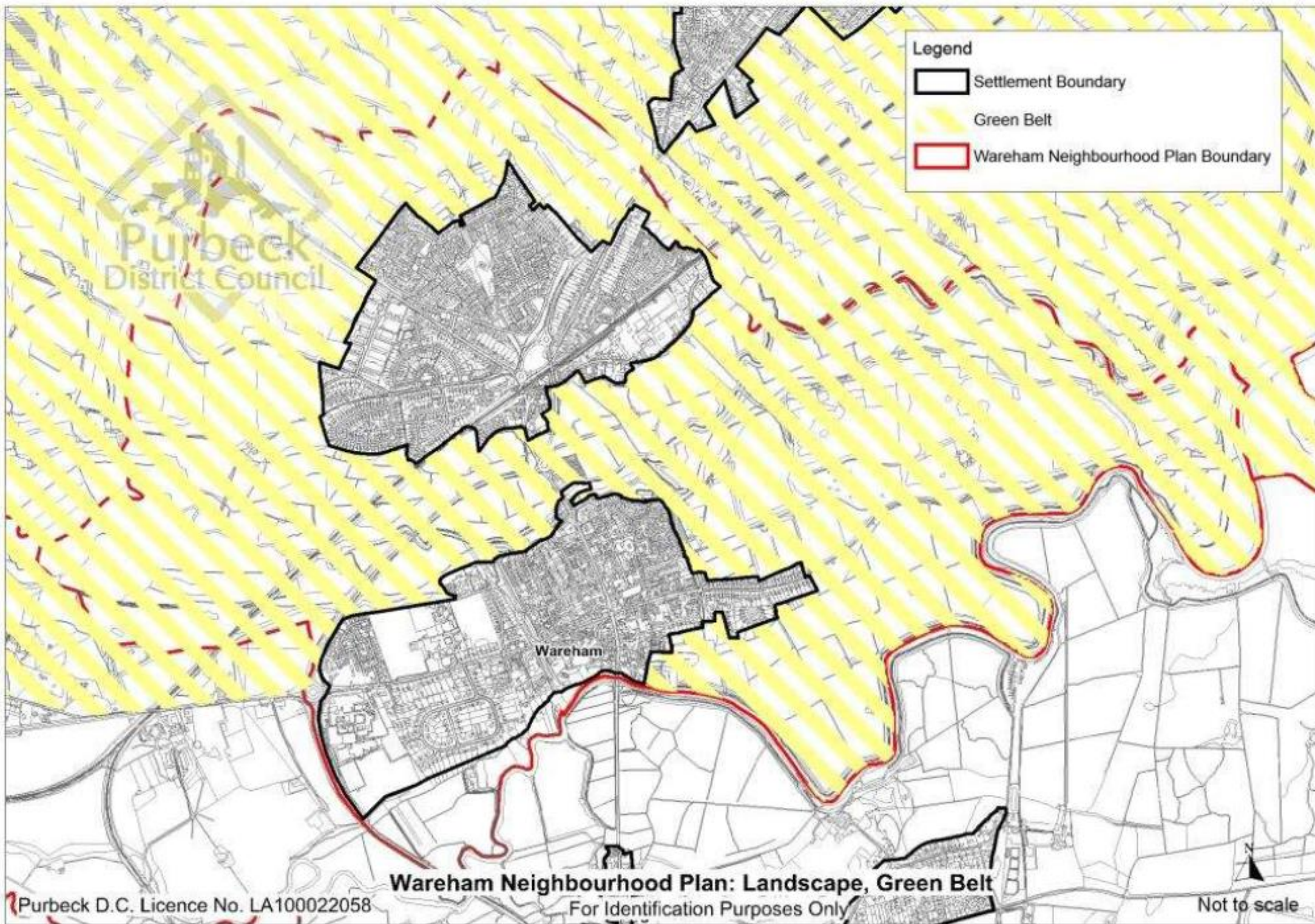
-  Settlement Boundary
-  Area of Outstanding Natural Beauty
-  Wareham Neighbourhood Plan Boundary

Purbeck
District Council

Wareham

Wareham Neighbourhood Plan: Landscape, AONB





Cultural Heritage

Context Review

Plans and Programmes

- The National Planning Policy Framework (NPPF) 2012;
- Purbeck Local Plan 2012; and
- Wareham Conservation Area Appraisal 2012.

Key Objectives

- Conserve and enhance heritage assets in a manner appropriate to their significance;
- Conserve and enhance the historic environment and cultural heritage of the District; and
- The Conservation Area Appraisal highlights:
 - Potential for sympathetic redevelopment of buildings which contribute little to or actively detract from the special architectural or historic character or appearance of the conservation area
 - Distinct transition in character between the CA and its setting
 - Avoidance of clutter in the street scene, and potential for shop front improvements
 - Avoidance of replacement plastic window, and block ridges on thatched properties

Summary of Current Baseline

Conservation Area

Wareham Conservation Area status includes the area within the Saxon walls. The area was designated in 1970 (when it included the wider setting, but was subsequently revised), and the latest appraisal document adopted in 2012.

Historic Parks and Gardens

No registered Parks and Gardens within or close to the plan area. There are no Locally Listed gardens within or close to the plan area, according to the 2014 Dorset Gardens of National and Local Significance report.

Listed Buildings

There are 195 Listed buildings or structures in the neighbourhood plan area, most are Grade II, the exceptions being 4 Grade I Listed and 7 Grade II*. The Grade I buildings being:

- Church Of St Martin, North Street
- Holy Trinity Church (formerly Holy Trinity Gallery), South Street
- No 9 (The Manor House) Including Garden Wall, 9, South Street
- Parish Church Of Lady St Mary, Church Green

Purbeck District Council has confirmed that they do not have any locally listed buildings in their area.

Registered Battlefields

None recorded within or close to the plan area

Scheduled Monuments

There are 5 scheduled monuments in the plan area:

- St Martin's Church

- Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep
- Four bowl barrows 150m north east of Seven Barrows Farm
- Four bowl barrows 70m east of Seven Barrows Farm
- Linear earthwork on Wareham Common, 350m north west and 420m north east of Little Farm

Just outside the plan area is:

- Group of linear earthworks on Worgret Heath
- Bell barrow and seven bowl barrows, forming a dispersed round barrow cemetery on Worgret Heath, 645m north west of Worgret Manor Farm
- Two bowl barrows on Great Ovens Hill, 650m and 570m NNW of Sandford Bridge

Local Monuments

- There are a significant number of locally recorded monuments in the plan area, covering an extensive area of land.

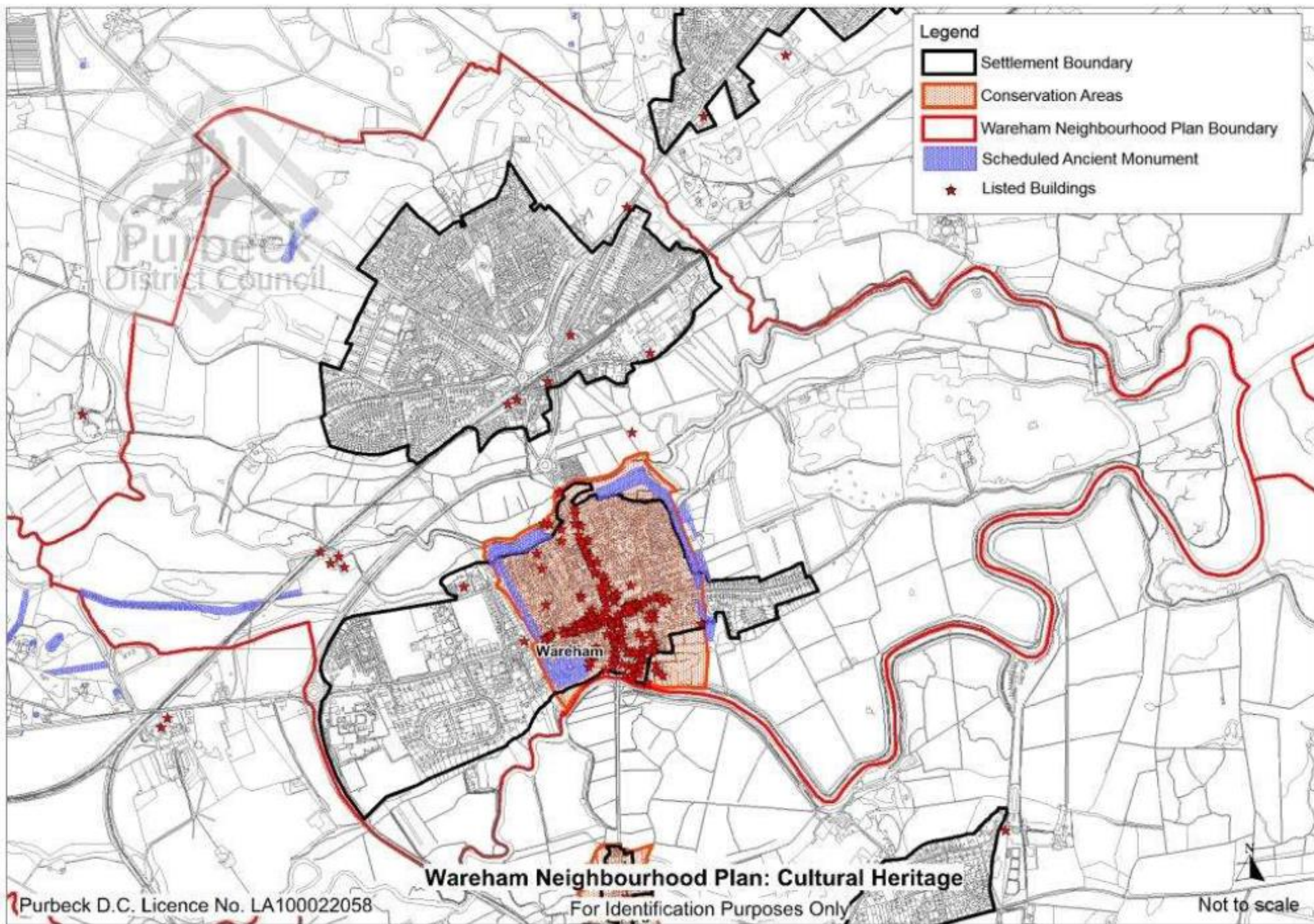
World Heritage Sites

- None within or close to the plan area

Summary of Future Baseline

New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of cultural heritage assets; for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations, the provisions of the NPPF and policies within the PLP1 offer a degree of protection to cultural heritage assets and their settings.

However, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there is opportunity for new development to enhance the historic setting of the key features and areas and better reveal assets' cultural heritage significance.



Soil, Water, Air and Climatic Factors

Context Review

Plans and Programmes

- Nitrates Directive (91/676/EEC);
- Water Framework Directive (2000/60/EC), and South West River Basin Management Plan;
- The National Planning Policy Framework (NPPF) 2012;
- Purbeck Local Plan 2012;
- Purbeck Strategic Flood Risk Assessment (SFRA) 2016;
- Poole Bay, Poole Harbour and Wareham Flood and Coastal Erosion Risk Management Strategy 2014;
- Dorset County Council Local Flood Risk Management Strategy (August 2014);
- Dorset Minerals Strategy 2014; and
- Dorset Waste Local Plan 2006.

Key Objectives

- Prevent eutrophication and water pollution;
- Opportunities to enhance the riverine environment within the plan area should be considered;
- Steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations;
- The Flood management strategy does not include specific objectives for Wareham, but does recognise that the principal flood risk in Wareham is flooding from the Rivers Frome and Piddle, combined with tidal flooding. This is exacerbated due to the inadequate size of the flap valves through the tide banks and the height of the road and footway at South Causeway and the lack of culverts under the road. A Wareham Tidal Banks Strategy (currently in its early stages) is considering the removal of tidal embankments to allow natural flooding of the floodplain, which may reduce flooding in Wareham itself;
- Ensure that all sites and policies take into account coastal, tidal, groundwater and surface water flooding, and reduce vulnerability to the impacts of climate change;
- Reduce vulnerability to climate change and dependence upon fossil fuels;
- Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;
- Support the economy of Dorset through the steady supply (and prevention of unnecessary sterilisation) of aggregates, ball clay, hydrocarbons and minerals; and
- Safeguard waste management facilities by ensuring that non-waste development does not encroach into areas where development could be adversely affected by the operation of waste facilities

Summary of Current Baseline

Fluvial and Tidal Flood Risk

There are extensive flood zones along the Rivers Piddle and Frome, and on the NE edge of the parish draining in from Wareham Forest. Fluvial flooding from ordinary watercourses should also be considered, as this is not always modelled. The SFRA notes that the extent of tidal influence on the River Piddle is from the railway line downstream and on the River Frome from Holme Bridge downstream, and the Environment Agency maps of tidal flooding only relate to still water levels. As a consequence, wave overtopping also needs to be taken into account. The low land between the

Frome and Piddle is predominantly agricultural and is artificially defended by raised banks against tidal flooding.

Ground and Surface Water Flooding

Indicative surface water flood maps also indicate some potential for flooding within the built-up areas, mainly along existing roadways but potentially affecting a more extensive area around the Station and railway.

Agricultural Land Value

No Grade 1 and 2 agricultural land value noted on the South West Region ALC 1:250,000 maps.

Minerals Safeguarding

Almost the entire area (apart from the built up areas of North Wareham, Wareham Town and some small pockets) is within the minerals safeguarding area, and includes possible areas of Ball Clay to the north of Wareham. An eastward extension to Tatchells Quarry, north-west of North Wareham, within the plan area, is proposed in the Mineral Sites Plan 2015 (consultation draft)

Land Contamination and Pollution

There is an authorised landfill and transfer station at Tatchells (between Bere and Carey Roads) partly within the plan area to the NW of North Wareham, licensed for Household, Commercial & Industrial Waste Landfill. There have been 2 significant air pollution incidents associated with this area (2005 and 2007).

There is an historic landfill site (inert waste) off Sandford Lane, to the south of the business park. The fields north of Worgret Road (Fields 3529, 3417 and 4618) where Industrial wastewater, sewage sludge and chemical wastes mixed with municipal solid waste were buried. The potential for ground gases associated with the made ground have been considered under planning application 6/2013/0278, and no remediation measures deemed necessary unless contamination is found during construction.

There is a household waste recycling centre on Westminster Road, North Wareham.

Almost the entire area is within a Eutrophic Nitrate Vulnerable zone area. No part of the plan area is recorded as Groundwater Source Protection zone. The area does not contain any declared air quality management areas (AQMA).

Summary of Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation.

In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. However, future development will comprise an increase in the built footprint of the Neighbourhood Plan area, which may lead to a future increase in overall emissions.

In relation to air quality, whilst there are no AQMAs within the Neighbourhood Plan area boundary, future development within the Neighbourhood Plan area in combination with the other major housing allocations in the PLP1 could result in a worsening of air quality, particularly along the existing highways network.

In regards to water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to water bodies.

Material Assets, Population and Human Health

Context Review

Plans and Programmes

- The National Planning Policy Framework (NPPF) 2012;
- Transforming Dorset - Strategic Economic Plan 2014-21;
- Bournemouth, Dorset and Poole Workspace Strategy 2016;
- Dorset Local Transport Plan 2011-2026;
- South East Dorset Multi-Modal Transport Study 2012;
- Purbeck Local Plan 2012;
- Economic Development Strategy 2013;
- Purbeck Housing Strategy 2013;
- Making Purbeck Healthcare Fit for the Future 2014;
- South East Dorset Green Infrastructure Strategy 2011;
- Purbeck Community Plan 2009 - 2020 (partly delivered through the Purbeck Heritage Strategy); and
- Wareham Community Plan 2005.

Key Objectives

- Proactively drive and support sustainable economic development in a way that is consistent with the unique environment of Purbeck
- Support local communities and promote a prosperous local economy without adversely impacting on the special nature of the area
- Support the retention of the street market and good quality shops
- Provide an integrated transport system and better accessibility to services for everyday needs
- Reduce the use of the car
- Reconnect railway service to Swanage, increase the frequency of local rail services from Wareham to Brockenhurst, and improve access, parking, and walking/cycling links at all stations.
- Locate and design new development where people can access services with less need to travel, and in sustainable ways
- Boost the supply of housing and plan for a mix of housing, and identify the size, type, tenure and range of housing to reflect local demand.
- Meet as much of Purbeck's housing need as is possible. To increase the supply of housing to help satisfy local needs and deliver high quality housing. Affordable homes to rent and buy in Purbeck. Homes for young people. Improving the sustainability of all homes.
- Find a sustainable balance between nature conservation and enhancing the environment with finding space for new housing, improving local prosperity and delivering accessible services to an ageing population
- Maintaining the low level of crime, reduce the fear of crime and tackle anti-social behaviour and excessive speeding
- Improving health through changes in lifestyle for all ages and all abilities. Improving community cohesion. Integrated Healthcare administered from Wareham, focus on providing care for more people at home (the number of community hospital beds needed for people in Purbeck estimated to be about 24, and a place where patients can be cared for out-of-hours on a short term basis, to avoid the need for hospital admission).

- Secure connections to a network of green spaces and corridors providing space for play, recreational activity, relaxation, reflection and growing food, for people of all ages to come together.
- A skate park should be built
- There are no specific housing or employment targets at parish level.

Summary of Current Baseline

2015 Index of Multiple Deprivation

Wareham Parish is 4 different statistical neighbourhoods (in Purbeck 003C-F LSOA). The most deprived area (003C, centred on the town centre) is amongst the 40% most deprived neighbourhoods in the country – with income deprivation being the major factor. Education, Skills and Training is another factor that scores lower across much of the parish.

2011 Census Data ‘Snapshot’

- 5,496 usual residents (14% under 16, 27% over aged 65+, mean age 50 years old, 96.3% White British) 2,557 households with at least one usual resident, 2,691 household spaces (5.0% vacancy rate)
- 40.6% households under-occupied by +2 or more bedrooms
- 21.5% day to day activities limited (a lot or a little)
- 20.2% households with no car / van
- 4.7% economically active are unemployed
- 5.9% economically active work at or mainly from home, 17.3% travel to work on foot or by bicycle, 5.2% travel to work by public transport

2015 Strategic Housing Market Assessment

The 2015 study concludes that the full objectively assessed housing needs for Purbeck for the period 2013 to 2033 is 4,760 (238 dwellings / annum). The requirements for market housing are primarily for 2 to 3 bedroom, with a greater emphasis on 1 and 2 bedroom homes in the affordable housing provision. There are no refined targets specifically for the Wareham Neighbourhood Plan area.

2016 Bournemouth, Dorset and Poole Workspace Strategy

Purbeck has a land supply of approximately 44ha (16% of supply in Eastern Dorset) which includes Dorset Green Technology Park (now referred to as Dorset Innovation Park) (30ha). It falls within the Eastern Dorset area, which has a total employment land supply of 276ha. Based on the projected need for 222.7ha employment land (including 20% flexibility) under the recommended ‘step change’ scenario, there is no requirement to identified further employment sites.

Summary of Future Baseline

Future population growth within the Neighbourhood Plan area has the potential to place pressures on the existing services and facilities in Wareham. These impacts are likely to exacerbate as the population ages.

