



Main Modifications to the Submitted Core Strategy

Sustainability Report

Incorporating the Sustainability Appraisal, Equalities Impact Assessment and Health Impact Assessment

Implications of the Main Modifications on the Consolidated Sustainability Report (Submission Document **SD22**)



Prepared by Christchurch Borough Council and
East Dorset District Council

December 2013

Sustainability Report of Main Modifications

Following the submission of the Core Strategy to the Secretary of State in March 2013 and the subsequent Hearing Sessions conducted by an independent Planning Inspector, between the 10 and 26 September 2013, the Inspector has identified some key areas which she considers need to be modified to help make the plan sound. The Inspector has invited the Councils to consider what form the modifications should take and consult on these before she issues her final report.

The following table details these Main Modifications, with the three columns to the right providing an assessment of the implications, if any, for the **Sustainability Appraisal (SA)**, **Health Impact Assessment (HIA)** and **Equalities Impact Assessment (EqIA)**. This should be read against the assessment for each policy set out in in the Sustainability Report of the Proposed Changes to the Core Strategy Pre-Submission (November 2012), Submission Document **SD22**.

Explanation of table notations

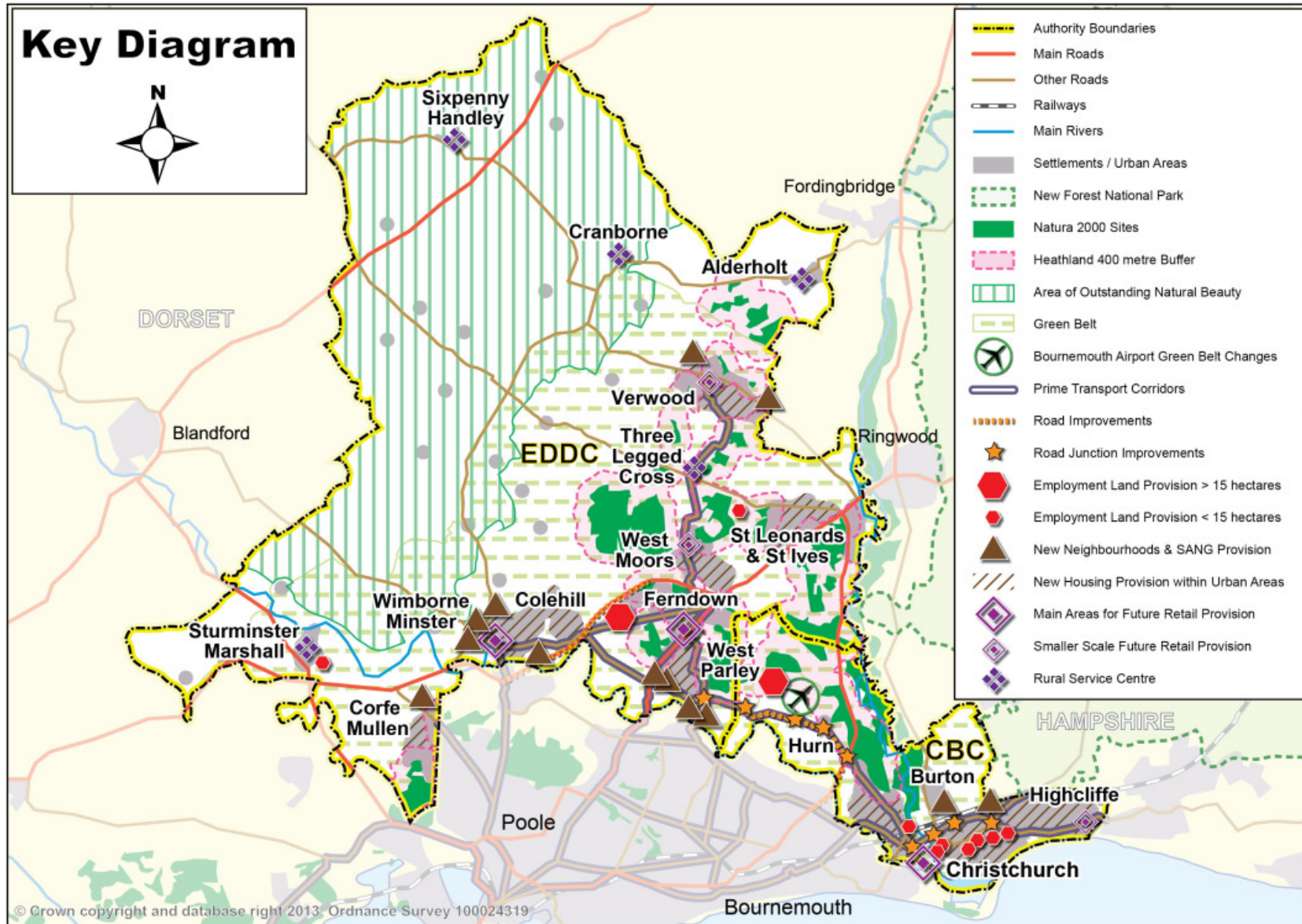
The the Main Modifications are shown blue and underlined for additions and ~~struck through and highlighted red~~ for text proposed to be removed. The page numbers in the table refer to the Consolidated Core Strategy document **SD28**.

Please note: As a consequence of the modifications set out in the table below, following the outcome of the main modifications consultation and any further outcomes of the examination, the policy and paragraph numbers will be amended back in to chronological order.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 3	Challenges, Vision and Strategic Objectives			
MM 1	21	The Core Strategy Vision	<p>Amend text as follows:</p> <p>.....Christchurch Borough Council will continue to press for the development of <u>options for a Christchurch Bypass as a</u> long term solutions to the town's traffic problems <u>beyond the plan period, including the possible future provision of a by-pass, subject to any options proposed at that time meeting the necessary local and national policy requirements</u>....</p> <p>In East Dorset, transport corridors will be developed to help to promote a wider choice of transport, including walking, cycling and public transport. These corridors will include linking the towns and villages of Ferndown, West</p>	There is no impact from this modification as no scheme is yet proposed for Christchurch and the deletion of reference to Canford Bottom is because works have been completed.		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			Moors, Three Legged Cross and Verwood, and improving links from Christchurch to Wimborne and Corfe Mullen and to Wimborne from Poole. Improvements to Canford Bottom roundabout and dualling the A31 from Ferndown to Merley will reduce congestion and improve connectivity with the rest of Dorset and Hampshire.			
MM 2	23	Objective 1	<p>Amend text as follows:</p> <p>The Green Belt will be retained and protected, except for strategic release of land to provide new housing, and for employment development in East Dorset and at Bournemouth Airport. Impact <u>on or close to designated sites</u> will be avoided, and residential development will contribute to mitigation of development <u>its effects</u> on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p>	The SA already assessed the objective as having a positive impact on the protection, enhancement and expansion of habitats and protected species, and the modification does not alter this assessment. No overall change to the assessments.		
MM 3	24	Objective 6	<p>...Prime transport corridors will be improved in the short term on the A35 and A337 in Christchurch, the A348 in East Dorset, and the B3073 between the two areas. In the medium term, further prime transport corridors will be developed in East Dorset on parts of the A347, A349 B3074 and B3072, and corridors north of the A31(T).</p> <p>Key transport schemes proposed to support the Core Strategy will include:</p> <ul style="list-style-type: none"> • Improvements to the A35 corridor through Christchurch • Improvements to the A338/B3073 corridor around Bournemouth Airport • <u>Improvement</u> of the A31(T) around Wimborne... 	There is no change in impact from this modification.		
		Chapter 4	The Key Strategy			

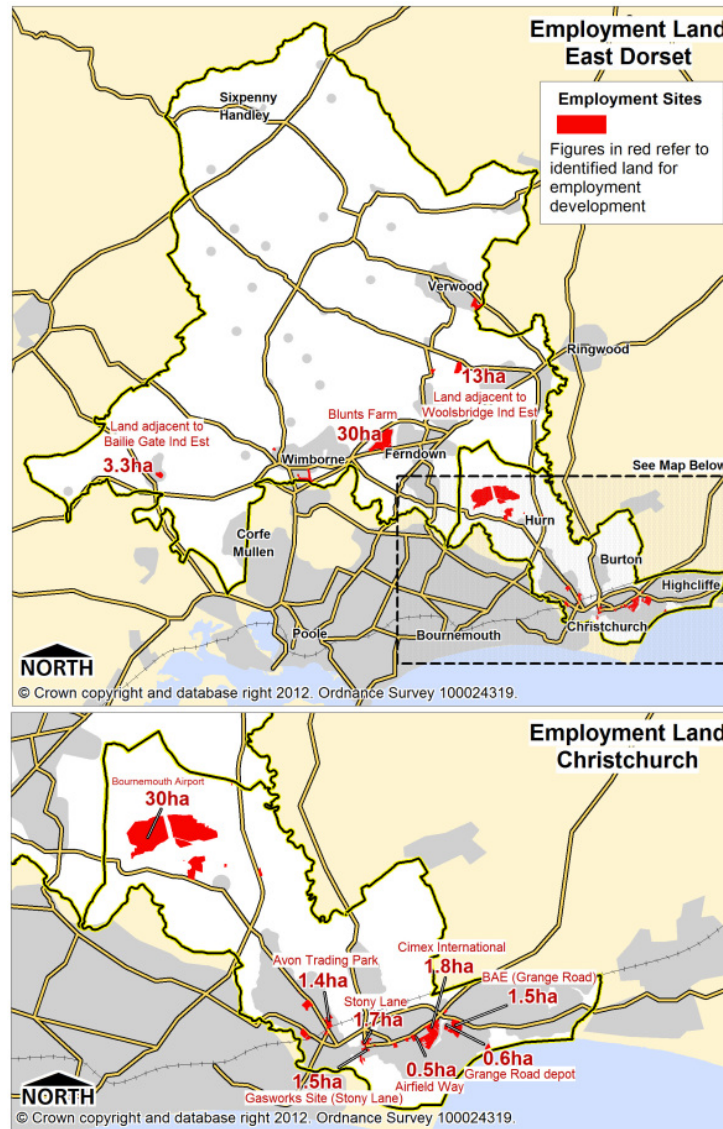
Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 4		Key Diagram	<p><i>Insert at beginning of chapter</i></p> <p><i>Please refer to the Map below</i></p>	<p>The Key Diagram simply shows where designations and proposals exist that are associated with policies in the development plan. Impacts from these are considered in relation to individual policies.</p>		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 5	31	Paragraph 4.17 to 4.19	<p>4.17 A housing strategy for This plan sets out the strategy for delivering housing in Christchurch and East Dorset has been established for the plan period (2013 - 2028), informed by local evidence including the Bournemouth and Poole Strategic Housing Market Assessment (2012), Bournemouth, Dorset and Poole Population and Household Projections (2012), Strategic Housing Land Availability Assessments (2014²) and master planning work undertaken for new greenfield sites.</p> <p>4.18 The Bournemouth and Poole Strategic Housing Market Assessment (2012) provides an assessment of need for market and affordable housing. Further evidence has been prepared by Dorset County Council for Bournemouth, Dorset and Poole which provides population and household projections derived from new 2011 census data. The Office for National Statistics 2011 based household projections updates the information used for the Strategic Housing Market Assessment. . Based on this identifies identifying that there is a need to provide 7,500 7,742 new market and affordable homes in Christchurch and East Dorset between 2013 and 2028. The SHMA and Dorset County Council Office for National Statistics data have informed a single housing target for the plan area, recognising the Councils agreement to co-operate in delivery across the plan area. In order to provide additional flexibility and to give a tolerance for potential non delivery of some proposals, the joint housing target has been set at 8,200 dwellings. This provides flexibility of the plan identifies a target of 8,400 homes, which is approximately 10% over and above the baseline need figure. This allows accounts for non-implementation of planning permissions, provision for second and vacant homes. This also provides and some allowance for possible future changes in statistical data which affect household projections. In establishing housing targets for Christchurch and East Dorset the assessment of housing need must be balanced against the level of housing that can be delivered sustainably.</p>	<p>This modification amends text to reflect changes to policy KS3. The SA already assessed the policy as having a positive impact on the provision of suitable and affordable housing, and the modification does not alter this assessment.</p> <p>The Policy KS3 housing figure has increased slightly from 8,200 to 8,490. This increase is primarily in the urban area.</p> <p>The Core Strategy sets out a policy framework to provide mitigation against adverse impacts upon habitats and the Dorset Heathlands. Objective 1, policies ME1, ME2 and Appendix 5 seek to ensure the provision of heathland mitigation and SANGs. The Core Strategy acts in combination with the Dorset Heathlands Planning Framework SPD and the forthcoming Site Allocations and Development Management Policies DPD to ensure the delivery of sufficient mitigation for the level of development proposed. The overall conclusions of the SA assessment have not changed.</p> <p>There is no change in the overall assessments for HIA and EqIA.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>4.19 In this respect, the Strategic Housing Land Availability Assessments (20142) and Housing Trajectory undertaken for Christchurch and East Dorset provide a detailed assessment of the capacity for housing development inform the assessment of housing capacity in the plan. In Christchurch there is capacity to build approximately 2,140 2,250 new homes in the urban areas and 2,800 2,740 in East Dorset over a 15 year period. This does not meet the needs identified in the evidence base referred to above so it has been necessary to identify sites in the Green Belt.</p> <p><i>Insert new paragraph:</i></p> <p>The targets for the two areas have been combined into a single target. This will provide flexibility across the plan period and across the plan area. It will allow the rolling 5 year housing supply to be considered across both local authority areas and will help to avoid planning by appeal.</p>			
<p style="text-align: center;">MM 6</p>	<p>34</p>	<p>Policy KS3</p>	<p>About 8,200 8,490 new homes will be provided in the plan area between the years 2013 and 2028. This will comprise about 4,800 5,000 homes within the existing urban areas and a further 3,400 3,465 provided as new neighbourhoods at Christchurch, Burton, Corfe Mullen, Wimborne/Colehill, Ferndown/West Parley and Verwood. The locations of these strategic sites are identified in the relevant settlement chapters along with illustrative plans setting out how they can be delivered. Development briefs will need to be agreed with the Councils in advance of planning approval being granted for the new neighbourhoods, with the exception of the Christchurch Roeshot Hill urban extension where the Council's Masterplan is to be applied.</p> <p>The Councils aim for a total of 35% of the new homes to be affordable, as defined in Appendix 2.</p>	<p>The SA already assessed the policy as having a positive impact on the provision of suitable and affordable housing, and the modification does not alter this assessment.</p> <p>The Policy KS3 housing figure has increased slightly from 8,200 to 8,490. This increase is primarily in the urban area.</p> <p>The Core Strategy sets out a policy framework to provide mitigation against adverse impacts upon habitats and the Dorset Heathlands. Objective 1, policies</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>The Councils will carefully monitor the delivery of housing. If this falls significantly below the housing target set out in this policy the Councils will undertake a partial review of the Core Strategy.</p>	<p>ME1, ME2 and Appendix 5 seek to ensure the provision of heathland mitigation and SANGs. The Core Strategy acts in combination with the Dorset Heathlands Planning Framework SPD and the forthcoming Site Allocations and Development Management Policies DPD to ensure the delivery of sufficient mitigation for the level of development proposed. The overall conclusions of the SA assessment have not changed.</p> <p>There is no change in the overall assessments for HIA and EqIA.</p>		
<p>MM 7</p>	<p>36</p>	<p>Map 4.3</p>	<p><i>Please refer to the Map below. Area for Grange Road amended.</i></p>	<p>The maps simply show where designations and proposals exist that are associated with policies in the development plan. Impacts from these are considered in relation to individual policies.</p>		

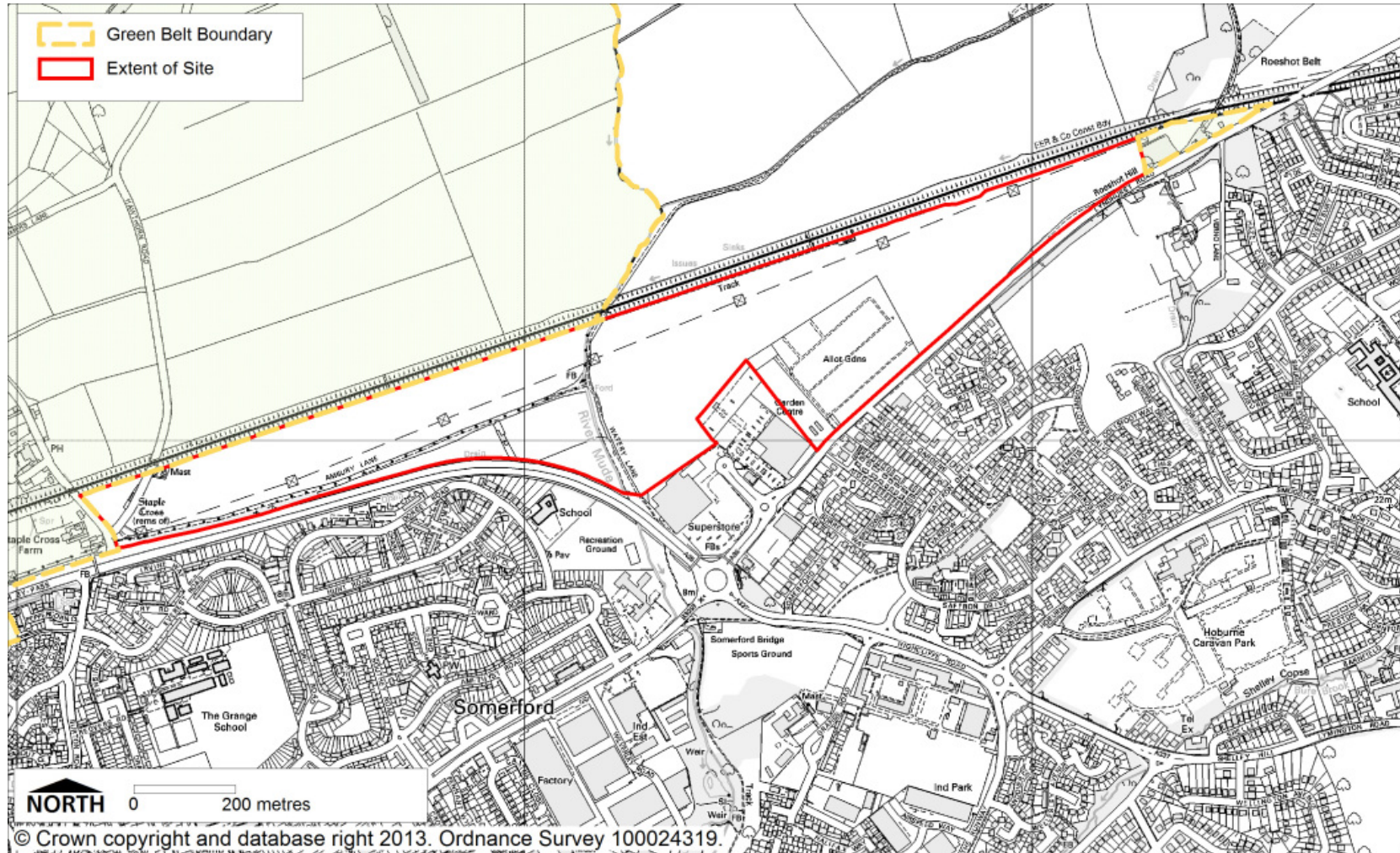


Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 8	44	Policy KS10	<p>Strategic transport improvements</p> <p>The Local Transport Plan recommends the following strategic transport improvements to support future development. Development will contribute towards their delivery through the payment of the South East Dorset Transport Contributions which will be replaced by the Community Infrastructure Levy:</p> <p>Short Term 2013 – 2017</p> <ol style="list-style-type: none"> 1. B3073 Hurn roundabout improvement 2. A338 reconstruction from A31 junction – A3060 Cooper Dean and widening to 3 lanes from B3073 Blackwater to A3060 Cooper Dean. 1. A338 reconstruction from A31 junction – County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean) 2. A338 widening from A338 / B3073 Blackwater junction – County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean) <p>Medium Term 2018 - 2022</p> <ol style="list-style-type: none"> 1. A35 Fountains roundabout, Stony Lane roundabout, Staple Cross, and potentially Somerford roundabout improvements 2. B3073 Parley Cross junction improvements and associated development link roads. 3. B3073 Blackwater Junction improvements. 4. B3073 Chapel Gate junction improvements. 5. A31(T) Merley roundabout improvements (Highways Agency Scheme). <p>Long Term 2023 - 2028</p>			The modification does not fundamentally change the proposals so there is no change in the assessments.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ol style="list-style-type: none"> B3073 widening between Chapel Gate to Blackwater junctions. A31(T) dualling between Merley - Ameysford roundabouts (Highways Agency scheme). <p>4.59 Development proposals that involve a new direct access on to the A338 will generally not be permitted in order to maintain traffic flow and reduce safety concerns. Exceptions will be made where the type of development is such that it requires a primary route location, such as road side service stations and rest areas.</p>			
MM 9	46	Policy KS11	<p>... allow safe movement of development related trips on the immediate network; and</p> <ul style="list-style-type: none"> minimise the number of new accesses on to primary route network the A338. 			The modification is a clarification that the A338 is the only primary route where the Highways Authority consider it necessary to restrict new accesses. This modification has no material impact on the assessments.
		Chapter 6	Christchurch New Neighbourhoods			
MM 10	63	Paragraph 6.2	<p>The Coalition Government is currently in the process of revoking the South West Regional Spatial Strategy has now been revoked, through the Localism Act, which received royal assent in November 2011. However, the Government maintains an emphasis on meeting local housing need through locally established housing targets. There remains a high level of local housing need to address over the plan period to 2028 as identified in the Council's evidence base which includes the Strategic Housing Market Assessment (2012). and the Bournemouth, Dorset and Poole Population and Household Projections (2012). There is also a shortage of housing land supply and the North Christchurch Urban Extension provides the opportunity to deliver a significant level of new housing. On this basis the Urban</p>			The modification updates the Core Strategy in relation to the revocation of the RSS and housing statistics. This does not have a material impact on the assessments.

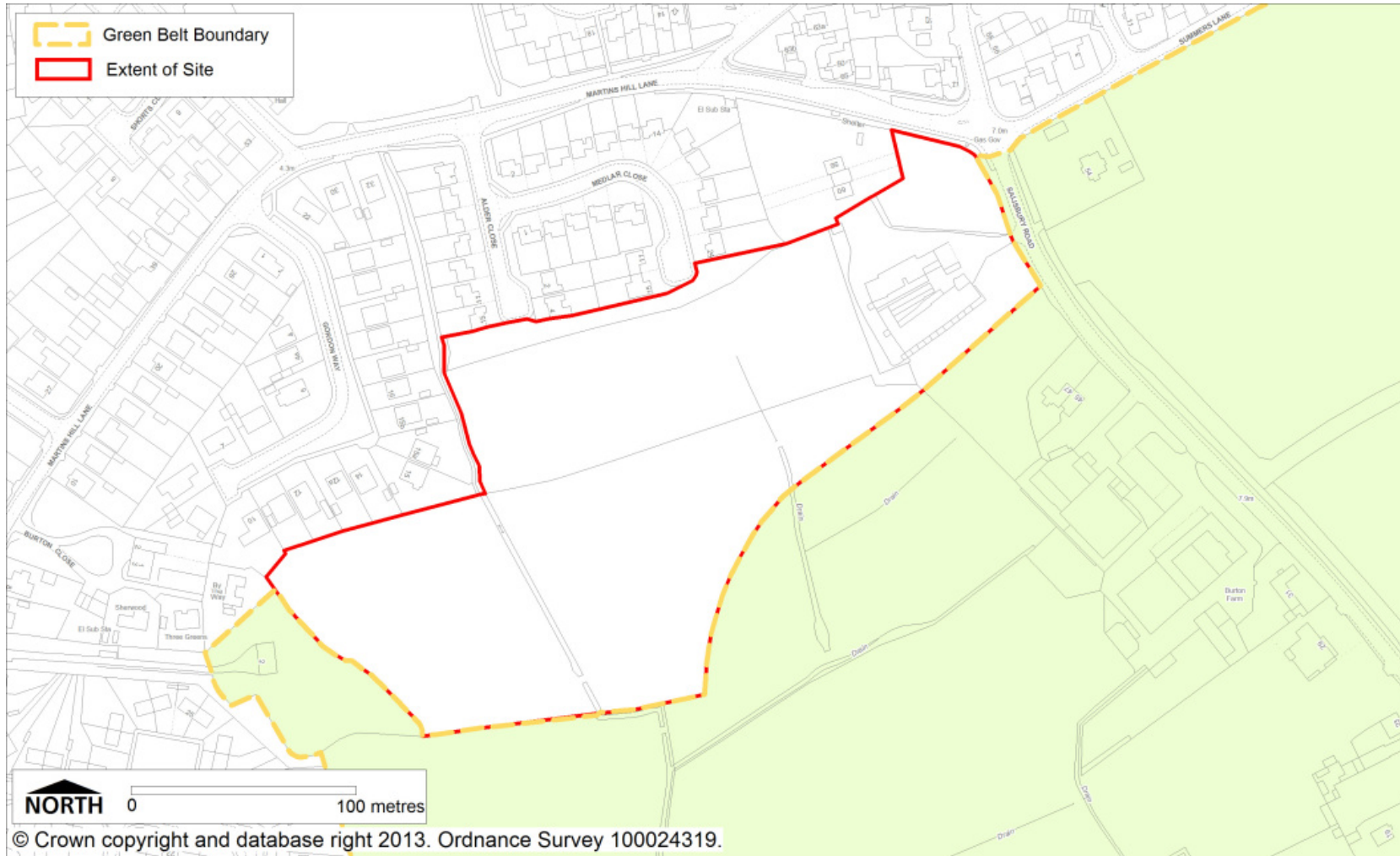
Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			Extension remains as part of the housing strategy for the Borough as it remains the most sustainable option for new greenfield development in Christchurch.			
MM 11	65	Paragraph 6.10	<p>From an assessment of the The Bournemouth and Poole Strategic Housing Market Assessment (2012) Bournemouth, Dorset and Poole Population and Household Projections (2012) there is a projected requirement for 8,490 dwellings in Christchurch and East Dorset identify a requirement for 3,375 dwellings to be provided during the Core Strategy plan period 2013 - 2028. In Christchurch there is capacity to build approximately 2,250 new homes in the urban area The Christchurch Strategic Housing Land Availability Assessment (2011) identifies a housing potential in the region of 2150 in the existing urban area and 995 in the Christchurch new neighbourhoods over the plan period to 2028. This has been informed by the Christchurch Strategic Housing Land Availability Assessment (2012) and the Christchurch and East Dorset Housing Trajectory. In order to provide additional flexibility the plan identifies a target of 8,490 homes. Due to the shortage of housing land supply in the existing urban area and in order to make a significant contribution towards local housing need it is important to maximise development potential within the urban extension. This can be achieved at appropriate densities which positively integrate the development with the existing urban area and the village of Burton. More detailed master planning undertaken for Stage 2 has identified a potential of between 765 and 950 dwellings with densities ranging across the site from 26 - 46 dwellings per hectare. This has informed the development potential set out in Policy CN1 of 950.</p>			The modification updates the Core Strategy in relation to new housing targets established in policy KS3. Conclusions regarding these assessments are set out in relation to Policy KS3 which remain unchanged.
MM 12	66	Paragraph 6.20	The Councils' open space audit undertaken by Inspace in 2007 has identified standards for open space provision in the Borough. Master planning work undertaken for the Urban Extension by Broadway Malyan has identified requirements for open space provision that meet the standards for provision			The modification is a factual change reflecting Policy CN1 and therefore has no impact on the assessments.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			identified in the open space audit and Policy HE4 of the Core Strategy for a development of 8950 dwellings. The Urban Extension will need to provide sufficient open space in accordance with the Core Strategy policy.			
MM 13	67	Paragraph 6.25	SANGs must be provided in perpetuity and management and monitoring procedures will be established with the landowner to ensure that the SANGs remains functional. It is envisaged that the development will be phased over a period of 109 years and on-going monitoring will determine whether there is a requirement to make improvements to SANGs provision between phases of the development.	The modification is a factual change and has no material impact on the assessments.		
MM 14	69	Policy CN1	Housing Strategy About 950 dwellings will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. It is envisaged that development will be phased over a period of 9 years with possible commencement in 2014/15.	The modification reflects discussions with the prospective developer and the uncertain start date for commencement of the scheme. It has no material impact on the assessments.		
MM 15	72	Map 6.1 (Policy CN1)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy CN1. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 16	73	Paragraph 6.49	The delivery of the Urban Extension will primarily involve the landowner, developer, Dorset County Council and Christchurch Borough Council. It is envisaged that the development will be phased over a period of 109 years commencing in 2016/17 14/15 .	The modification is a factual change and a minor change to Policy CN1 and has no material impact on the assessments.		
MM 17	73	Paragraph 6.53	The Council will work closely with the Roeshot Hill Allotments Association, the landowner and developer to deliver replacement allotments north of the railway line in accordance with statutory requirements and the standards of provision set out in the Council's Allotments Strategy (2012).	The modification provides greater flexibility for the relocation of the allotments. It has no material impact on the assessments.		
MM 18	75	Policy CN2	<p>Housing Strategy</p> <ul style="list-style-type: none"> The strategic amendment to the Green Belt will allow limited residential development to meet the local housing needs of Burton Village, including the provision of affordable housing. Approximately 45 houses will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. Development will be phased over a period of 3 years with possible commencement in 14/15. Up to 50% of all housing will be affordable consistent with Policy LN3. <p>Design and Density</p> <ul style="list-style-type: none"> The layout and design of the development will be consistent in scale and character with Burton Village and the Conservation Area. The listed barn on the site must be retained, but may form part of the residential development. The local planning authority will positively consider the conversion to residential accommodation subject to a sympathetic scheme being agreed. <p>Protection of International, European and Nationally designated habitats</p>	<p>The modification has a positive impact in relation to objective 10: Protect and enhance historic buildings etc.</p> <p>There is no material impact to alter the assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ul style="list-style-type: none"> • Any planning application for the site must be accompanied by an on-site ecological survey. • Suitable Alternative Natural Greenspace must be provided in accordance with the criteria set out in Policy ME2 and Appendix 5 of the Core Strategy. 			
<div style="border: 1px solid black; background-color: yellow; padding: 5px; text-align: center;"> MM 19 </div>	76	Map 6.3 (Policy CN2)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy CN2. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 7	Bournemouth Airport and Business Park			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
<p style="text-align: center;">MM 20</p>	<p>84</p>	<p>Paragraph 7.27 to 7.31</p>	<p>7.27 Policy BA3 proposes to remove the operational airport from the Green Belt in order to facilitate growth of airport facilities which can be achieved within environmental limits .The National Planning Policy Framework states that the Green Belt boundaries should only be altered on exceptional circumstances, through the preparation or review of the Local Plan. Exceptional Circumstances remain for changes to the Green Belt at the Airport which are as follows:</p> <ul style="list-style-type: none"> • The Green Belt designation is a constraint to the sustainable growth of the airport and an amendment will help facilitate the delivery of Core Strategy Policies BA1, BA2 and the Airport Master plan. • The proposal will facilitate the implementation of the Aviation Policy Framework. • Bournemouth Airport will be in a more flexible position to respond positively to the conclusions of the Davies Commission making the best use of runway capacity and contributing towards the national strategy for meeting the UKs international connectivity needs and achieving sustainable economic growth. • The need to amend the Green Belt boundary at Bournemouth Airport was established through the evidence and debate established through the preparation of the South West Regional Spatial Strategy and the Future of Air Transport White Paper. This evidence remains valid even though these documents now have no formal status. • The Bournemouth, Dorset and Poole Structure Plan confirms the strategic status of the airport and supports long term employment growth at the airport. • The strategic role of Bournemouth Airport in contributing towards growth of the sub region and improving international connectivity is identified by the Dorset Local Enterprise Partnership. • A precedent has been set on a national basis whereby a number of airports have been taken out of the Green Belt in facilitating growth and the implementation of national policy. 	<p>The modifications provide an update to reflect national policies, so do not make a material change to the plan. As a result there is no change in impact to affect the assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>National policy support in the Air Transport White Paper (2003) for the growth of Bournemouth Airport.</p> <p>The Air Transport White Paper 2003 as confirmed by the 2006 progress report supports additional terminal capacity within the airport boundary at Bournemouth Airport, subject to action to minimise impacts on environmentally sensitive sites and improved access.</p> <p>Removal of land within the operational airport boundary from the Green Belt is required to implement national policy.</p> <p>Evidence and debate as part of the preparation of the South West RSS supported local Green Belt boundary change at the airport to accommodate growth.</p> <p>The significant benefits arising from airport operations and its growth to the south west region:</p> <p>The operational airport and business park are identified as of strategic significance for the South East Dorset sub region in the Bournemouth, Dorset and Poole Structure Plan. The Dorset Local Enterprise Partnership identifies Bournemouth Airport as a global hub for trade and international business.</p> <p>Removing land within the existing operational airport boundary from the Green Belt provides added flexibility to support the sustainable economic growth of the airport in line with national and local policy.</p> <p>Removal of the land within the existing operational airport boundary will provide flexibility for improvement in airport operational facilities in accordance with the adopted Airport Master Plan 2007.</p> <p>There is a precedent of previous decisions at other regional airports for amendments to the Green Belt.</p>			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Despite being developed, operational restrictions mean that essentially certain areas such as the airfield, including runway and taxiways will remain open.</p> <p>7.28 Green Belt Zoning Approach</p> <p>7.29 Within the area to be removed from the Green Belt a zoning approach has been applied <u>to limit the extent of built development at the operational airport to specific areas, with other areas identified for uses that will preserve a sense of openness from adjoining Green Belt.</u> which places a further restriction on the type of development permitted. The purpose of this approach is to avoid any adverse impact on the <u>adjoining Green Belt and the character of Hurn Village and to</u> openness of the Green Belt and to retain a buffer between the airport and the Moors River SSSI. Through this approach development will be concentrated in the existing built core of the South East Sector. <u>The removal of the Green Belt within the existing boundary of the operational airport will not result in an encroachment into the countryside.</u></p> <p>7.31 The proposed amendment to the Green Belt boundary will maintain a gap between the airport and the Moors River and future development within the airport boundary will need to avoid any adverse impact on the openness of the Green Belt within this gap. Proposals will also need to consider any potential impact on the setting of Hurn Village and the Conservation Area. The removal of the Green Belt within the existing boundary of the operational airport will not result in an encroachment into the countryside.</p>			
<p>MM 21</p>	<p>85</p>	<p>Policy BA3</p>	<p>Green Belt at Bournemouth Airport</p> <p>Land required to meet the operational needs of the Airport will be removed from the Green Belt as identified in the plan below.</p>	<p>The modification clarifies the policy and does not make a material change that effects the assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Within the area to be removed from the Green Belt a zoning approach has been applied in order to avoid any adverse impact on the openness of the adjoining Green Belt and the character of Hurn Village as follows.</p> <ul style="list-style-type: none"> • Zone A will be restricted to uses that retain the predominantly open aspect of this area of land, such as car parking; • Zone B applies to the airport South East Sector and will be restricted to uses as set out in Policy BA2 with respect to the Strategy for the operational Airport; • Zone C shall remain free from development other than that permitted by the Airport’s operating license or that which is essential to the future operation of the airport in order to concentrate built development in the existing built core of the South East Sector. <p>This restriction will also maintain a buffer zone between the Moors River and the airport runways and taxiways where development will not take place.</p>			
		Chapter 8	Wimborne and Colehill Housing and Town Centre			
MM 22	97	Policy WMC3	<p>Areas south of Julians Road, at Cuthbury allotments, at Wimborne Town Football Club and to the east of St Margaret’s Hill are allocated to provide New Neighbourhoods including 220 home, open space and 0.4 hectares of land for a future extension to Victoria Hospital, or housing if shown to be not required....</p>	<p>This modification could result in an increased number of new dwellings which would be positive for objective 8. However, this would be at the cost of the hospital</p>	<p>As the modification still gives priority to the extension of the hospital there is no change to these assessments.</p>	

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
				extension, although only if shown not to be required. This is considered to have a minor negative impact on objective 7, but not sufficient to change the scoring.		
MM 23	99	Map 8.3 (Policy WMC3)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy WMC3. It does not make a material impact to the existing assessments.		



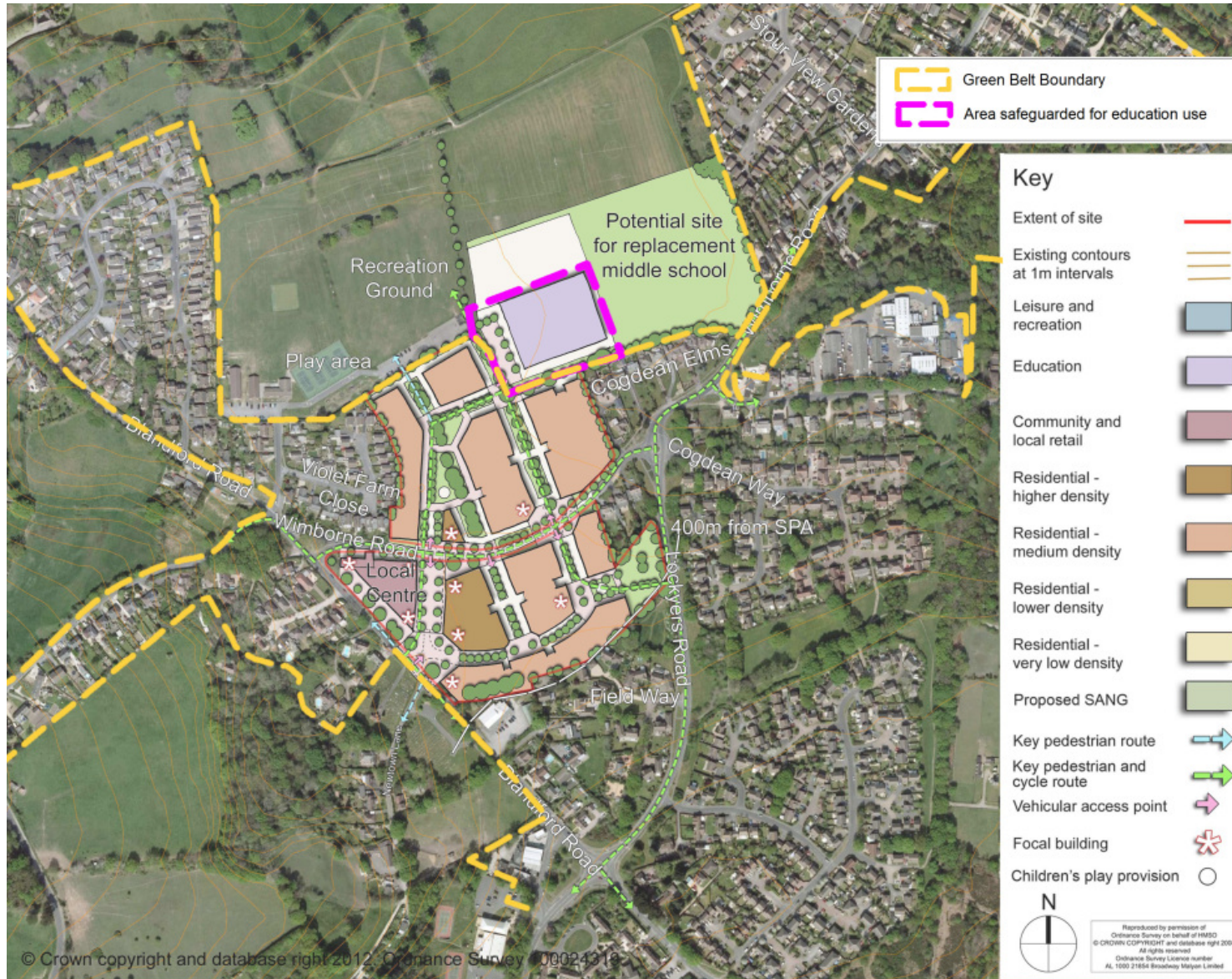
Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 24		Policy WMC4	<p><u>Drainage</u></p> <ul style="list-style-type: none"> <u>A Sustainable Drainage Scheme must be agreed with the Council and Environment Agency with the aim of preventing flooding problems for neighbouring properties and on the River Allen as well as protecting and enhancing nature conservation quality.</u> 			There is no impact on equalities objectives from this modification.
MM 25	102	Policy WMC5	<p>Transport and access</p> <ul style="list-style-type: none"> Vehicular access is to be provided primarily from Cranborne Road, with a single access coming from Burts Hill <u>will be for pedestrians and cyclists only.</u> Traffic management measures will be required along Cranborne Road to limit speeds to less than 30 mph. Additionally, further measures will need to be put in place to the east of the new Burts Hill junction to make this an unattractive route for those wishing to access the A31(T). Public transport routes are to be provided through the scheme. <p>A network of dedicated pedestrian and cycling routes are to be provided throughout the scheme, including across the Allen Valley to link to Stone Lane and also towards the town centre.</p>			The modification deals with some detailed traffic management and accessibility issues that do not make a material change to the existing assessments of this policy.
MM 26	104	Map 8.5 (Policy WMC5)	<i>Please refer to the Map below.</i>			The modification identifies the new Green Belt boundaries associated with Policy WMC5. It does not make a material impact to the existing assessments.



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
<div style="background-color: yellow; border: 1px solid black; padding: 5px; text-align: center;"> M 2 </div>	107	Map 8.6 (Policy WMC6)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy WMC6. It does not make a material impact to the existing assessments.		

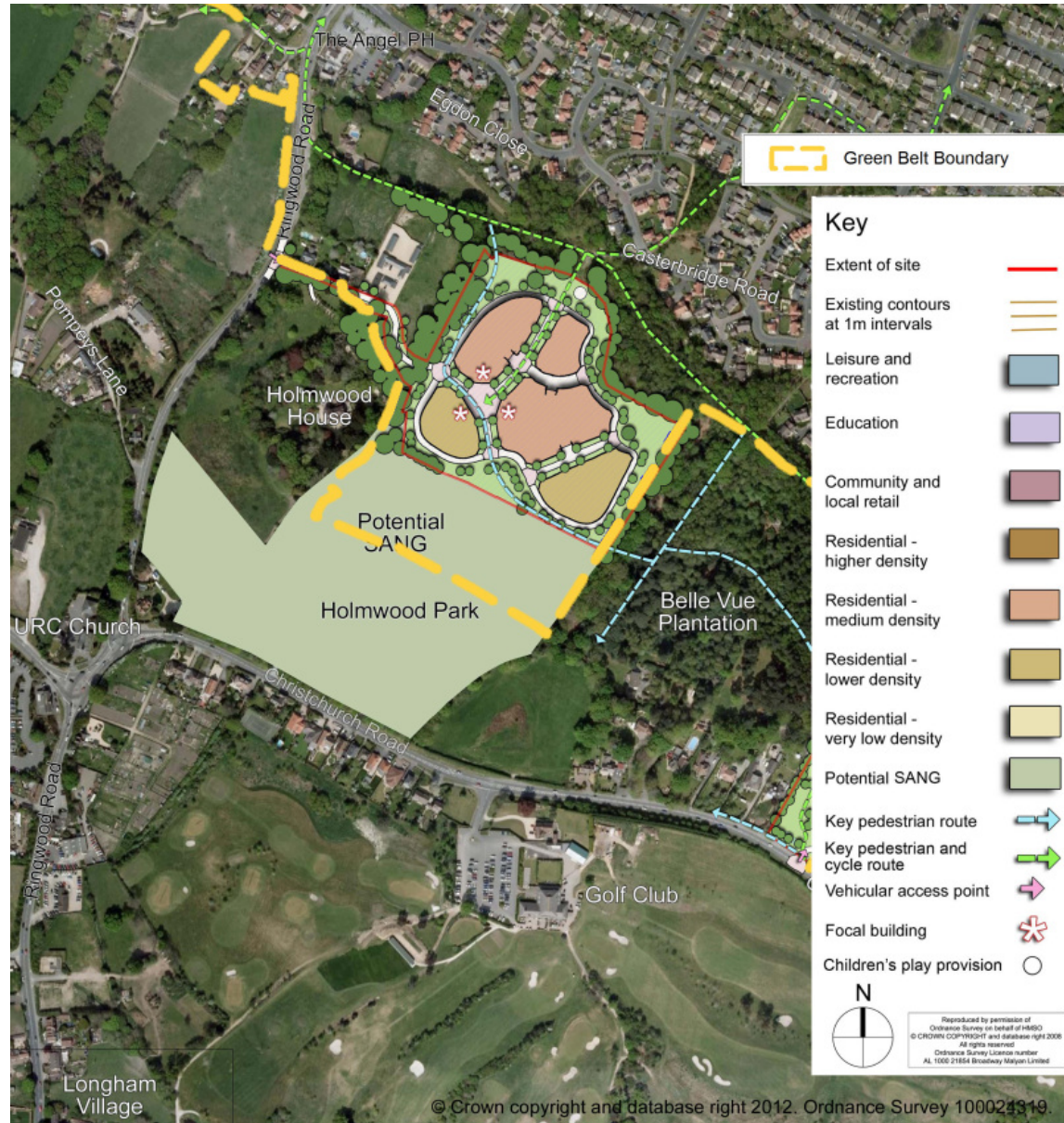


Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 9	Corfe Mullen Housing			
MM 28	114	Map 9.1 (Policy CM1)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy CM1. It does not make a material impact to the existing assessments.		



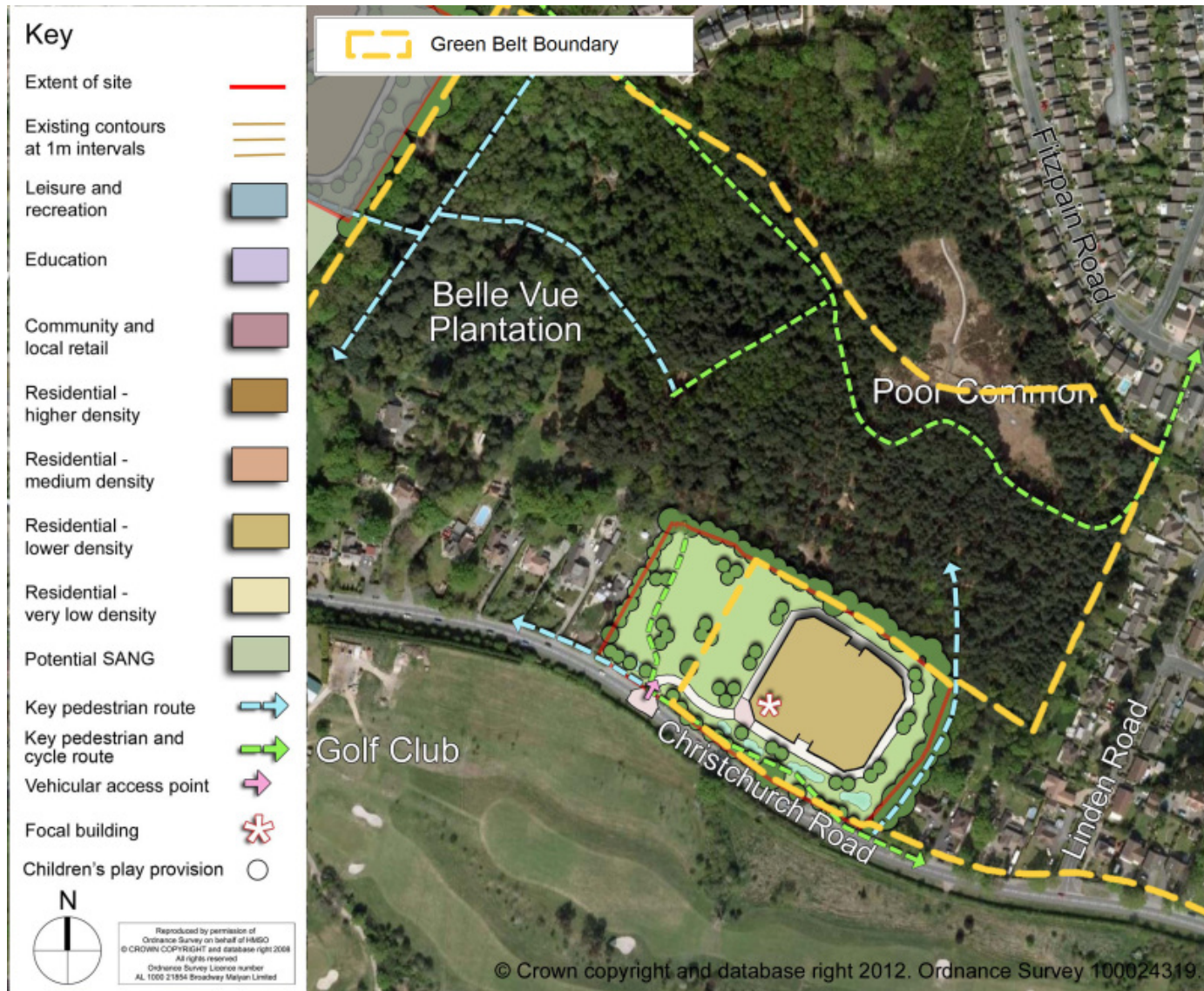
Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 10	Ferndown and West parley Housing, Employment and Town centre			
MM 29	117	Policy FWP1	8. In order to improve the vitality of the town centre and improve pedestrian safety around the town, traffic management and calming measures will be introduced to reduce pedestrian/vehicular conflict in Victoria and Ringwood Roads together with the diversion of Heavy Goods Vehicles. Public transport will be promoted as the primary means of travelling into the town centre. To minimise congestion and air pollution, the use of sustainable modes of transport will be encouraged.	The modification does not make a material change to the existing assessments of this policy.		
MM 30	122	Policy FWP3	A New Neighbourhood is allocated adjacent to Holmwood House, south of Ferndown to provide about 110 150 homes...	Although the modification increases the scale of this proposal the impacts identified in the existing assessments are not considered to be affected. The increase in housing proposed will have a positive impact in relation to Objective 8. Necessary heathland mitigation will	The additional housing will have an increased positive impact on the housing objective.	An increase in housing provision is positive in terms of providing for the elderly, younger generations and the disabled.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
				be delivered in accordance with Policy ME2 and Appendix 5 of the Core Strategy to ensure no significant adverse impact on SA objective 1.		
MM 31	123	Map 10.4 (Policy FWP3)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy FWP3. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 32	124	Policy FWP4	A New neighbourhood is allocated at Coppins Nursery, south of Ferndown to provide about 30 40 homes....	Although the modification increases the scale of this proposal the impacts identified in the existing assessments are not considered to be effected. The increase in housing proposed will have a positive impact in relation to Objective 8. Necessary heathland mitigation will be delivered in accordance with Policy ME2 and Appendix 5 of the Core Strategy to ensure no significant	The additional housing will have an increased positive impact on the housing objective.	An increase in housing provision is positive in terms of providing for the elderly, younger generations and the disabled.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
				adverse impact on SA objective 1.		
MM 33	125	Map 10.5 (Policy FWP4)	<i>Please refer to the Map below</i>	The modification identifies the new Green Belt boundaries associated with Policy FWP4. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 34	127	Paragraph 10.38	<p>10.33 Relevant Evidence</p> <ul style="list-style-type: none"> • The East Dorset New Neighbourhood Masterplan Reports. • Buro Happold B3073 Corridor Study 2011. • WSP Parley Cross, East Dorset Potential Junction Improvement Summary 2012. 			This modification updates the evidence references so has no impact on the assessments.
MM 35	127	Map 10.8	Map 10.8 Potential West Parley Village Centre Enhancement Scheme.			The modification clarifies that the map only shows an indicative scheme, so has no impact on the assessments.
MM 36	129	Map 10.9 (Policy FWP6)	<i>Please refer to the Map below</i>			The modification identifies the new Green Belt boundaries associated with Policy FWP6. It does not make a material impact to the existing assessments.

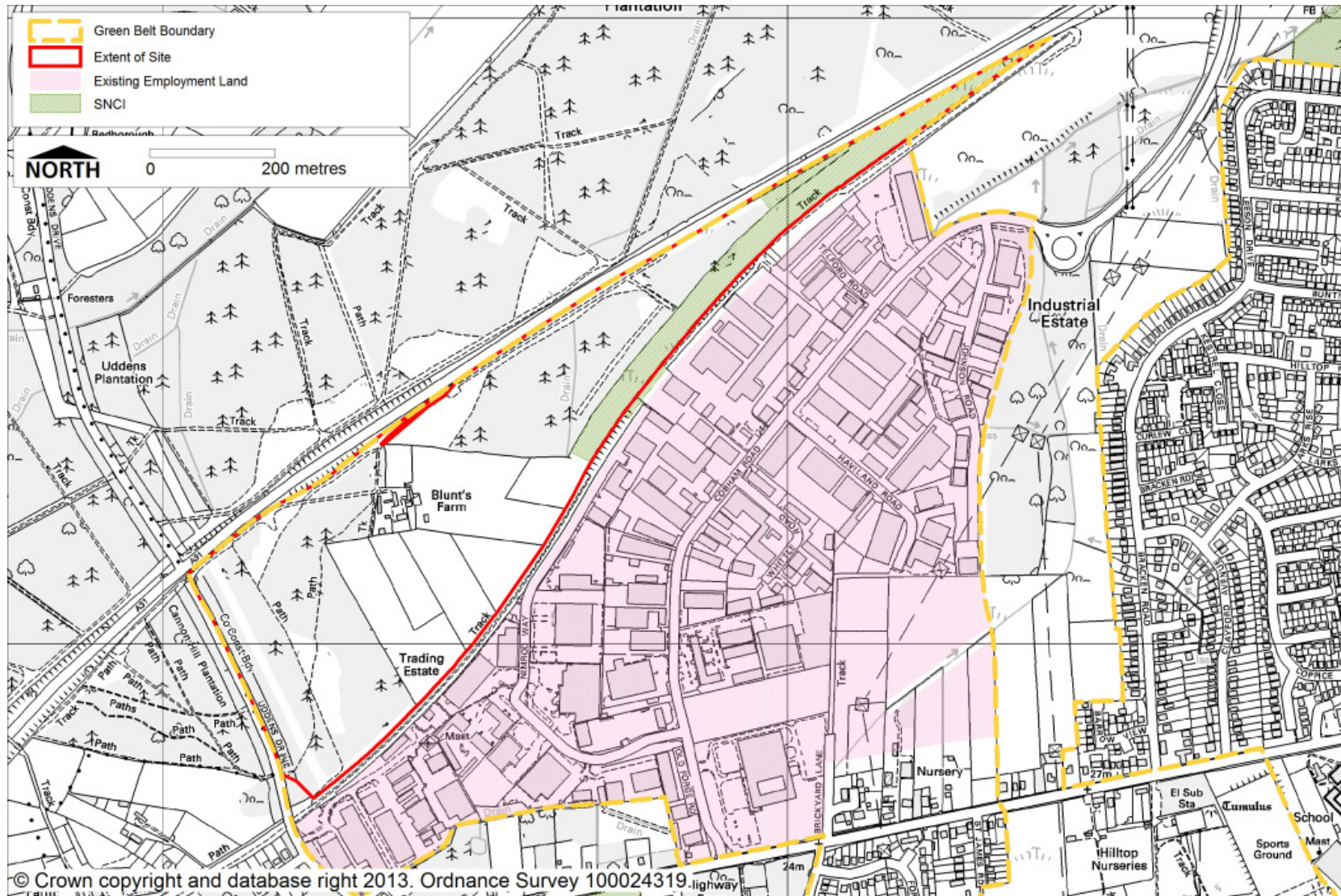


Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 37	130	Policy FWP7	<p>A New Neighbourhood is allocated to deliver about 200150 homes...</p> <p>....Layout and Design</p> <p>New Bullet 4: The design and setting of the road will need to comply with the requirements of the Historic Landscape Assessment by means of bunding and planting or setting the road in a cutting with appropriate planting.</p>	<p>Although the modification reduces the scale of this proposal the impacts identified in the existing assessments are not considered to be effected. The reduction in housing proposed will have a less positive impact in relation to Objective 8. Less heathland mitigation will be required in accordance with policy ME2. The proposal does have a more positive impact in relation to the protection of the ancient</p>	<p>The reduction in housing will have a less positive impact on the housing objective.</p>	<p>A decrease in housing provision is less positive in terms of providing for the elderly, younger generations and the disabled.</p>

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
				monument and SA Objective 10.		
MM 38	132	Map 10.10 (Policy FWP7)	<i>Please refer to the Map below</i>	The modification identifies the new Green Belt boundaries associated with Policy FWP7. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 39	134	Map 10.11 (Policy FWP8)	<i>Please refer to the Map below.</i>			The modification identifies the new Green Belt boundaries associated with Policy FWP8. It does not make a material impact to the existing assessments.

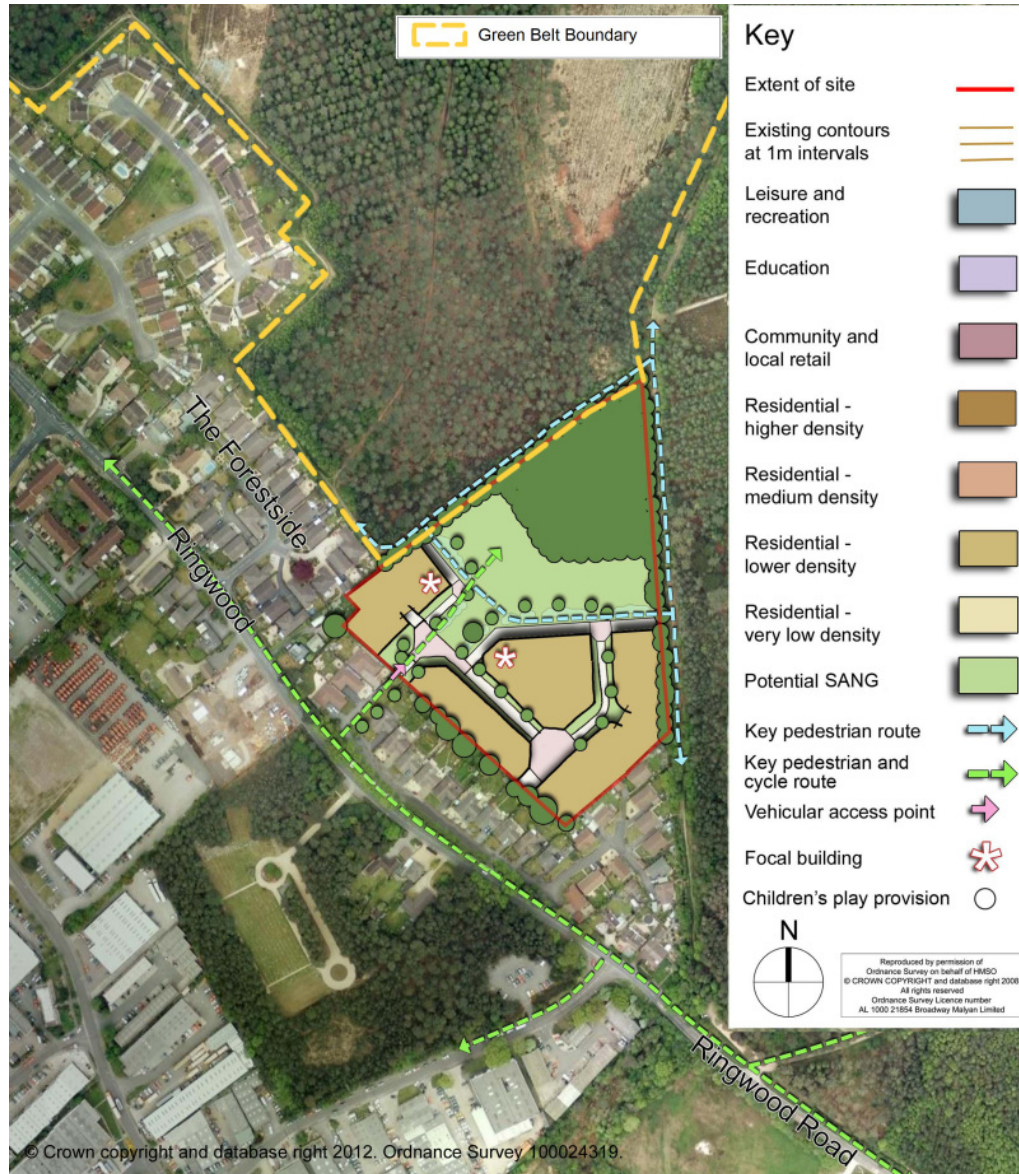


Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 11	Verwood, Three Legged Cross, St Leonards, St Ives and West Moors Housing, Employment and Centres			
MM 40	143	Map 11.5 (Policy VTSW4)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy VTSW4. It does not make a material impact to the existing assessments.		

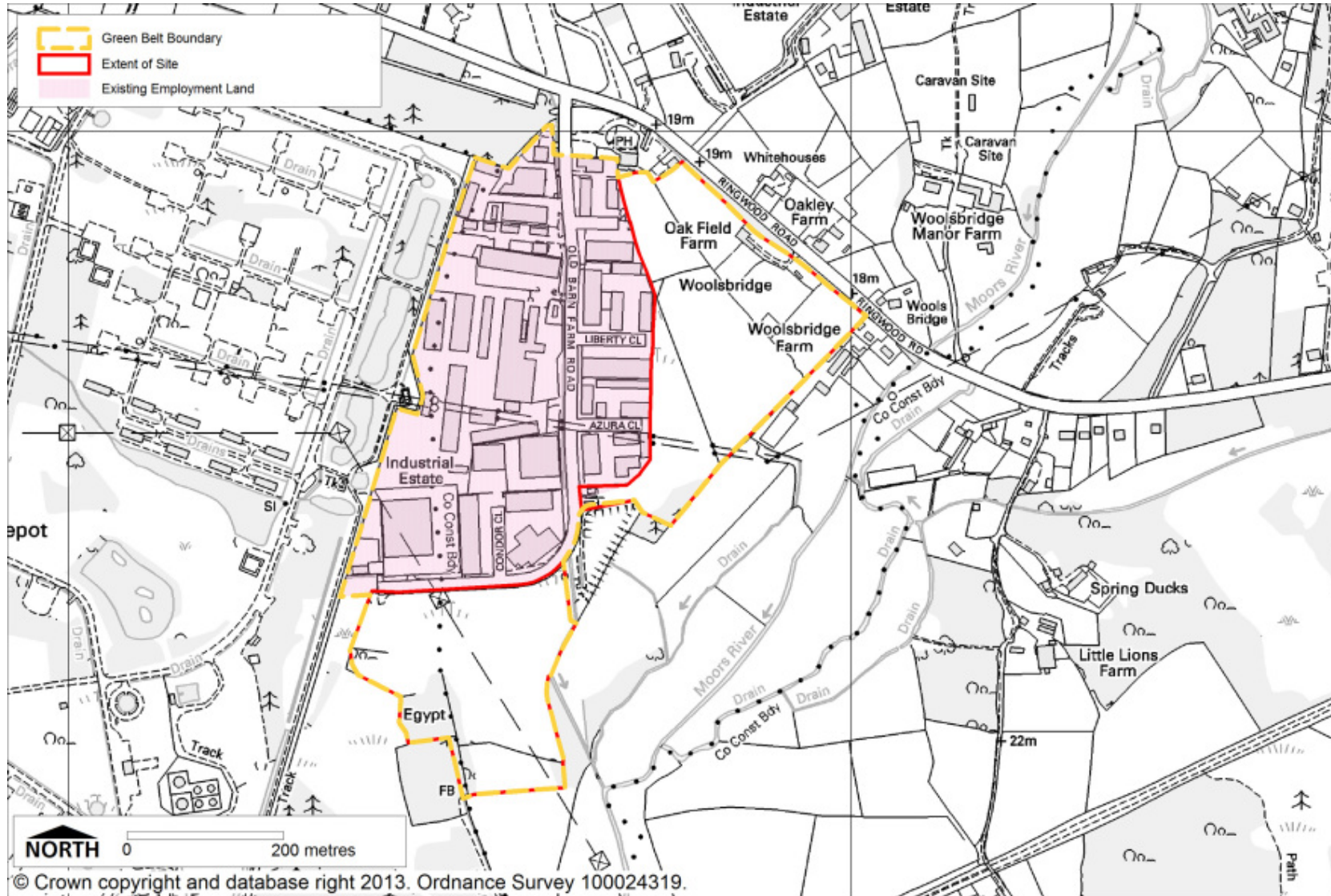


Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
<p style="text-align: center;">MM 41</p>	<p>143</p>	<p>New Policy VTSW5 and supporting text.</p>	<p><u>North Eastern Verwood New Neighbourhood</u></p> <p><u>This is a small area well contained in the landscape by surrounding woodland. It offers the potential to provide much needed housing and can do this along with the setting out of a large area of open space. Access is to be taken from Ringwood Road.</u></p> <p><u>Relevant Evidence</u></p> <ul style="list-style-type: none"> <u>The East Dorset New Neighbourhood Masterplan Reports.</u> <p><u>Policy VTSW5</u></p> <p><u>North Eastern Verwood New Neighbourhood</u></p> <p><u>A New Neighbourhood to the north east of Verwood is identified to provide about 65 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing.</u></p> <p><u>Layout and design</u></p> <ul style="list-style-type: none"> <u>The new neighbourhood will be set out according to the principles of the masterplan.</u> <u>A design code will be agreed by the Council, setting out the required high standards.</u> <p><u>Green Infrastructure</u></p> <ul style="list-style-type: none"> <u>Approximately half of the identified land is to be set out as informal open space along with children's play.</u> <u>A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME2.</u> <p><u>Transport and access</u></p>			<p>This modification reintroduces an allocation that was included in the Pre-Submission Core Strategy and subsequently removed as the scheme could not mitigate harm to the nearby designated heathlands. This mitigation can now be achieved and the original assessments of the policy are again relevant. The one difference from the original Pre-Submission policy is that the housing allocation has increased from 50 dwellings to 65. Despite this increase, the impacts identified in the original assessments are not considered to be affected. The increase in housing proposed will have a positive impact in relation to Objective 8.</p> <p>The original SA assessment (Document SD6) of this option was undertaken at the Pre Submission stage and is available on the Councils' website http://www.dorsetforyou.com/410225.</p>

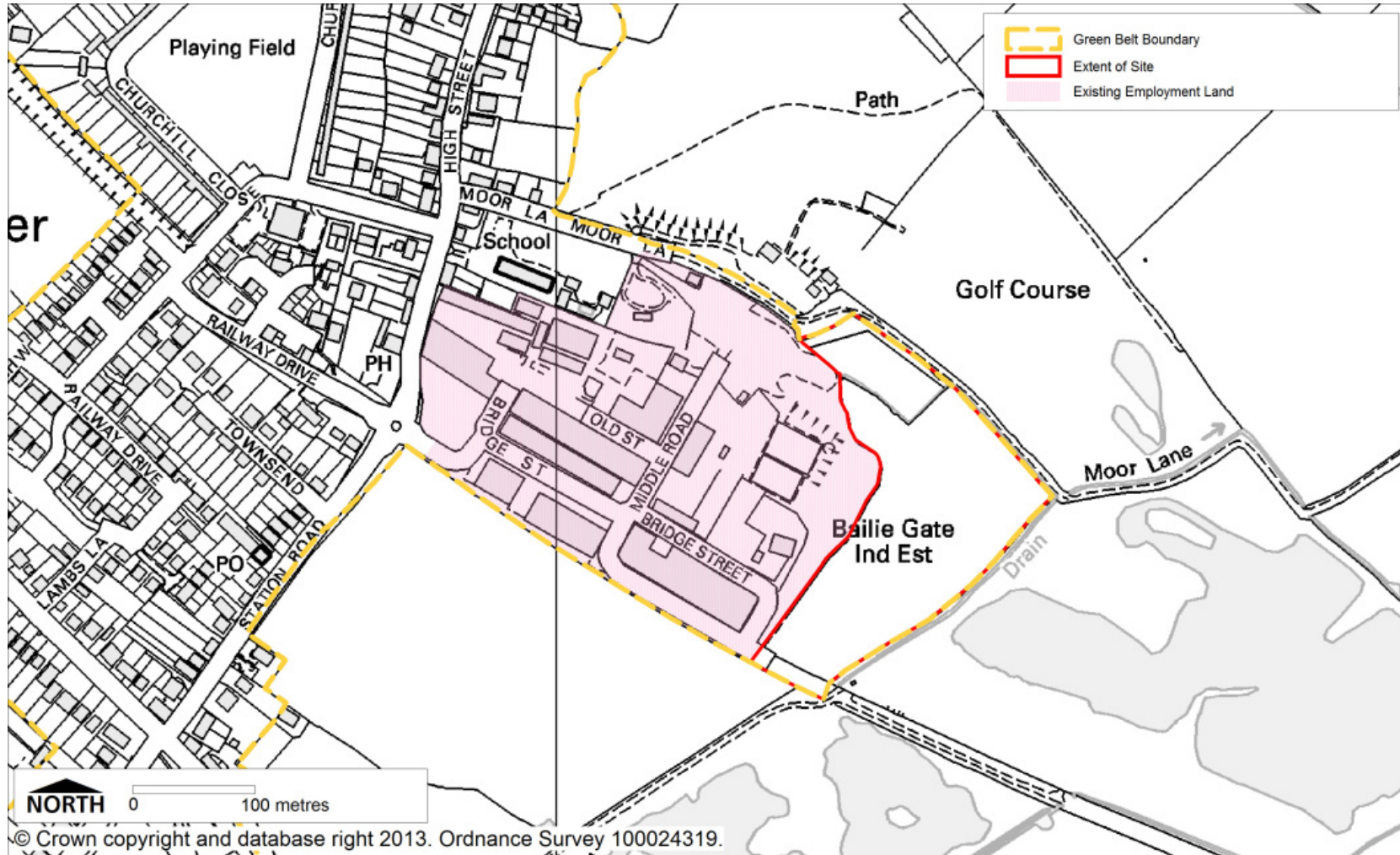
Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ul style="list-style-type: none"> Vehicular access is to be provided from Ringwood Road Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing networks. 			
MM 42	143	New Map 11.6 (Policy VTSW5)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy VTSW5 which is assessed above.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 43	145	Map 11.7 (Policy VTSW6)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy VTSW6. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 44	147	Policy VTSW7	<p>Policy VTSW7</p> <ul style="list-style-type: none"> A wildlife strategy to be agreed with the Council that ensures that no harm to the Moors River SSSI, the Site of Nature Conservation Interest on the site and the adjacent internationally protected heathland will derive from the development. The Applicant will need to show that they have avoided harm to priority habitats and species. The layout of the site is likely to require compensatory measures which may include SANG provision where recreational pressure is generated. Particular regard to the water environment will be needed and in this respect the use of Sustainable Drainage Systems to mitigate any potential impacts will be expected to form part of this strategy. 	This modification clarifies the need to mitigate harm to nature conservation interests and does not change impacts in relation to the existing assessments.		
		Chapter 12	Strategic Allocations in the East Dorset Rural Areas			
MM 45	155	Map 12.1 (Policy RA1)	<i>Please refer to the Map below.</i>	The modification identifies the new Green Belt boundaries associated with Policy RA1. It does not make a material impact to the existing assessments.		



Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
		Chapter 13	Managing the Natural Environmental			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 46	159	Paragraph 13.8	<p>Relevant evidence....</p> <ul style="list-style-type: none"> To mitigate harm caused by recreation to human impacts on the protected Dorset Heaths, the Dorset Heathlands Interim Planning Framework, now the Dorset Heathlands Planning Framework Supplementary Planning Document, requires all residential development (of one unit net gain and above) within between 400m and 5km of the heaths to contribute a financial sum to a joint projects fund which is used to provide alternative recreation space for the heaths, as well as management of them.... <p>Priority habitats and species are those species and habitats of principle importance included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006.</p>	The modification provides clarification and does not have an impact on the assessments.		
MM 47	161	Policy ME1	<p>The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks including:</p> <ul style="list-style-type: none"> Internationally designated sites (SPA, SAC, Ramsar) Sites of Special Scientific Interest (SSSI) Sites of Nature Conservation Interest (SNCI) Local Nature Reserves. Priority species and habitats Important geological and geomorphological sites. Riverine and coastal habitats Suitable Alternative Natural Greenspace. 	<p>The modification in part provides clarification and this does not have an impact on the assessment.</p> <p>The reference to lighting is beneficial in terms of SA</p>	The modification does not have an impact on these assessments.	

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Within Strategic Nature Areas identified on Map 13.2, specific action will be taken towards meeting targets for the maintenance, restoration and recreation of priority habitats and species, and linking habitats to create more coherent ecological networks that are resistant to climate change.</p> <p>Where development is considered likely to impact upon particular sites, habitats or species as set out within the Dorset Biodiversity Protocol, it will need to be demonstrated that the development will not result in adverse impacts. To determine the likelihood of harm occurring, there should be an assessment of effects on any existing habitats, species and/or features of nature conservation importance, and the results of this assessment documented. The method of survey and level of detail will vary according to the size and type of development and whether any priority species and habitats exist on site. The survey should involve consultation and advice from Natural England, the Dorset Wildlife Trust, and Dorset County Council.</p> <p>In considering the acceptability of proposals, the Council will assess their direct, indirect and cumulative impacts relative to the significance of the features' nature conservation value. National policy will be applied to ensure the level of protection afforded international, national and locally designated sites and species is commensurate with their status.</p> <p>The following criteria should be addressed when development is proposed:</p> <ul style="list-style-type: none"> • Avoidance of harm to existing priority habitats and species through careful site selection, artificial lighting design, development design and phasing of construction and the use of good practise practice construction techniques. • Retention of existing habitats and features of interest, and provision of buffer zones around any sensitive areas. • Enhancement of biodiversity through improving the condition of existing habitats and achieving net gains in biodiversity, where possible. Particular attention should be paid to priority habitats and species 	<p>Objective 1 (the protection and enhancement of habitats and protected species) and Objective 3 (minimise pollution). However, it could negatively impact on Objective 6 (provide a safe and secure environment).</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>referred to in Section 41 of the Natural Environment and Rural Communities Act 2006 and the Dorset Biodiversity Strategy, and the Strategic Nature Areas identified on the Dorset Nature Map.</p> <ul style="list-style-type: none"> Where harm is identified as likely to result, provision of measures to adequately avoid or adequately mitigate that harm should be set out. Development may should be refused if adequate mitigation or, as a last resort, compensation, cannot be provided. Provision of adequate management of the retained and new features. Monitoring of habitats and species for a suitable period of time after completion of the development to indicate any changes in habitat quality or species numbers, and put in place corrective measures to halt or reverse any decline. <p>In addition, and in recognition of the function of the New Forest National Park, the Core Strategy will carefully consider any adverse impacts on the New Forest as a result of development.</p>			
<p style="text-align: center;">MM 48</p>	<p>164</p>	<p>Paragraph 13.13 – 13.14</p>	<p>The Dorset Heathlands</p> <p>13.13 There is strong evidence to support the conclusion that the Dorset Heaths are under significant pressure from urban development across South East Dorset. It is the view of Natural England that further residential development should not be permitted within 400m of a designated Heathland, and that between 400m and 5km, residential development would still have a significant effect such that it should be required to mitigate its impact.</p> <p>13.14 The authorities have been formally required to consult Natural England about developments falling within a 400m zone of European and internationally protected heathlands. The principle through which this zone was established is set out in the Dorset Heathlands Planning Framework SPD. The authorities view, supported by the evidence available, is that the</p>	<p>The modification provides the most up to date position in relation to the operation of heathland mitigation. However, these changes do not effect the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Natural England consultation area represents the zone in which heathlands are most likely to be adversely affected by effects arising from residential development and consequently it should not be permitted in this area.</p> <p>13.15 A detailed strategy for mitigation has been operated for some years as part of the Heathland Interim Planning Framework (now revised as a Supplementary Planning Document), and will eventually be incorporated into a Development Plan Document. what is now the Dorset Heathlands Planning Framework (Supplementary Planning Document). The SPD sets out a programme of both short and long term measures to ensure that appropriate avoidance and mitigation measures are being implemented. The SPD sits alongside the Dorset Heathland Development Plan Document which sets the strategic policy framework for the protection of the international sites from development that would ordinarily be likely to have a significant adverse effect on them.</p> <p>Suitable Alternative Natural Green Space (SANGs)</p> <p>13.16 The provision of SANGs is one of the key tools in mitigating the adverse impacts of development on the Dorset Heaths. Once SANGs are secured they need to be retained in perpetuity unless alternative sites offering the same degree of protection and benefit can be delivered. For large sites of approximately 50 dwellings and above it will be expected that the provision of SANGs will form part of the infrastructure provision of that site particularly where new neighbourhoods or greenfield sites are proposed.</p>			
<p style="text-align: center;">MM 49</p>	<p>165</p>	<p>Policy ME2</p>	<p>Protection of the Dorset Heathlands</p> <p>In accordance with the advice from Natural England, the evidence available to the authority and Core Strategy Habitats Regulations Assessment (HRA), no residential development will be permitted within 400m of protected European and internationally protected heathlands.</p>			<p>The modification provides the most up to date position in relation to the operation of heathland mitigation. However, these changes do not effect the existing assessments.</p>

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Any residential development within between 400m and 5km of these areas will provide mitigation through a range of measures as set out in the Dorset Heathlands Joint Development Plan Document, and the Core Strategy, Site Specific Allocations Development Plan Document and Dorset Heathlands Planning Framework Supplementary Planning Document which sets out guidance in the intervening period prior to the adoption of the Development Plan Document, including:</p> <ul style="list-style-type: none"> • Provision of on-site and off-site suitable alternative natural greenspace (provided in accordance with guidelines set out in Appendix 5). • Contributions to Provision of off-site greenspace or recreation projects. other appropriate avoidance / mitigation measures. <p>The avoidance or mitigation measures are to be delivered in advance of the developments being occupied and must provide for mitigation in perpetuity. Suitable Alternative Natural Greenspaces (SANGs) will be secured by way of a legal agreement between the developer and the relevant council. The delivery of Heathland mitigation measures will be secured as set out in the Councils' Regulation 123 list through CIL in the majority of cases. The authority will ensure that mitigation measures to avoid harm are given priority as required by this policy.</p> <p>On development proposals of approximately 50 dwellings, where adequate mitigation measures cannot be provided on-site as part of the development, a financial contribution to the Councils will be required.</p> <p>The Dorset Heathlands Planning Framework Supplementary Planning Document Joint Development Plan Document will set out the type of development circumstances where mitigation is required, a and a list of mitigation strategic projects. The Councils' Core Strategy and Site Specific Allocations Development Plan Document sit alongside the Supplementary Planning Document in identifying SANGs provision. list of projects which will be funded by developer contributions and the calculated contribution</p>			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>amounts as they apply to different types of development. Projects delivered through the Development Plan Document will include Suitable Alternative Natural Greenspace (SANG), heathland access and visitor management, wardening, education, habitat re-creation and other appropriate avoidance measures. The Dorset Heathlands SPD will also maintain a programme of projects both short and long term to This will ensure that suitable measures are in place by the time development is occupied. The combination of the 400m exclusion zone with the heathland mitigation measures set out above are designed to function together as an effective package avoiding the harmful effects of addition residential development on the European and internationally designated heathlands.</p>			
<p style="text-align: center;">MM 50</p>	<p>168</p>	<p>Policy ME4</p>	<p>Policy ME4</p> <p>Sustainable development standards for new development</p> <p>Residential and non non-residential development including new homes, and the extension of existing homes will be expected to meet national sustainable development standards. The Councils wish to encourage higher standards of sustainable development where they are viable and do not significantly compromise other policies in this plan Schemes that meet higher standards will be considered more favourably.</p> <p>Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options. The most appropriate range and type of measures for each development should be informed by the Code for Sustainable Homes Design Categories for residential development and BREEAM standards for non-residential (or subsequently agreed national standards for sustainable development). These will include In particular, this includes:</p>	<p>This modification updates the policy to better reflect national requirements. It does not change the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ul style="list-style-type: none"> • Water and energy efficiency. • Orientation and solar gain (natural lighting and heating). • Use of renewable and low impact materials. • Minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible. <p>Minimising soil disturbance to reduce soil carbon losses</p> <p>In line with the current government requirements and targets, all new development will ensure CO₂ emission are minimised to practical and viable levels by following the hierarchy for regulated energy below (unless it can be demonstrated that utilising measures further down the hierarchy will achieve greater carbon reductions):</p> <ol style="list-style-type: none"> 1. Energy efficiency measures resulting from maximising building fabric performance, scheme layout and building orientation 2. On-site renewable, decentralised, and low carbon energy 3. Carbon reductions through off-site measures, known as 'Allowable Solutions' (to compensate for carbon emissions targets that are difficult to achieve on site) <p>Emissions arising from regulated energy refer to those related to space heating, hot water provision, fixed lighting and ventilation. Unregulated emissions are those related to cooking and plug-in appliances. Unregulated emissions are not counted for the purposes of calculating the carbon compliance of new development.</p> <p>Developments involving the conversion or alteration of historic buildings will be expected to demonstrate that they have explored a range of sustainable and low carbon options for construction and energy use and incorporated</p>			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>them into the design where practically possible, provided that this does not harm the character of the building or increase the risk of long-term deterioration to fabric or fittings.</p>			
<p>MM 51</p>	<p>169</p>	<p>Policy ME5</p>	<p>Policy ME5</p> <p>Renewable energy provision for residential and non-residential developments</p> <p>The provision of renewable, decentralised, and low carbon energy will be encouraged in residential development of 10 or more dwellings (or sites of 0.5 hectares or greater), and non <u>non</u>-residential development of 1,000m² gross floorspace (or 1 hectare or greater). This will include new development, and the extension and refurbishment of existing homes or premises.</p> <p><u>Until such time that national requirements and targets necessitate higher percentages of renewable, decentralised, and low carbon energy generation to meet carbon emissions targets, the</u> The expectation will be that 10% of the total <u>regulated</u> energy used in these types of development will be from such energy sources (unless having regard to the type of development involved and its location and design, this is not feasible or viable. in which case <u>In such cases carbon reductions using off-site measures as set out in the energy hierarchy in policy ME4</u> the highest levels of this type of energy generation possible will be sought). If applicable national standards call for a higher percentage of such energy, the national standards will be applied.</p> <p>The Councils will require all schemes or phases with a development to meet a set overall site pre-development target for sustainable energy generation rather than allowing a piecemeal approach. Where new national <u>requirements and targets</u> standards increase the requirement then such standards will be required to be integrated into any further on-going development on the site.</p>	<p>This modification updates the policy to better reflect national requirements. It does not change the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Within larger developments and new neighbourhoods/urban extensions, the Councils will require the investigation of options for district heating and/or power facilities. Developments may be required to connect to district heating and/or power facilities where appropriate, feasible and viable. In line with the energy hierarchy set out in Policy ME4, d Developers will be expected to assess a range of suitable options including district wide and/or micro generation in respect of their sites, with the suitability of the chosen technology being judged on a site-specific basis.</p> <p>Energy provision should normally be provided on-site as set out in the energy hierarchy in Policy ME4, particularly on larger developments, or if not viable, or will be secured in accordance with the Councils' current Regulation 123 list until of the introduction of 'Allowable Solutions' frameworks through the Community Infrastructure Levy.</p>			
<p style="text-align: center;">MM 52</p>	<p>169</p>	<p>Policy ME8</p>	<p>Policy ME8</p> <p>Sources of Renewable Energy</p> <p>The Councils encourage the sustainable use and generation of energy from renewable and low carbon sources where adverse social, environmental and visual impacts have been minimised to an acceptable level.</p> <p>Proposals for renewable energy apparatus will only be permitted where:</p> <ul style="list-style-type: none"> • The technology is suitable for the location and does not cause significant adverse harm to visual amenity from both within the landscape and views into it, and within the Cranborne Chase and West Wiltshire Downs AONB Area of Outstanding Natural Beauty, is in accordance with the its current AONB Management Plan; • It would not have an It is in accordance with Policy ME1 regarding adverse ecological impacts upon the integrity of protected priority habitats or local populations of priority species and opportunities for 	<p>This modification updates the policy to better reflect national requirements. It does not change the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>biodiversity enhancement unless there is no alternative solution and there are imperative reasons of overriding public interest;</p> <ul style="list-style-type: none"> • <u>Cumulative impacts are taken into account, with assessments undertaken for impacts on the landscape, visually, the local amenity and biodiversity;</u> • It would not cause interference to radar, or electronic communications networks, or highway safety; • It would not cause significant harm to neighbouring amenity by reason of visual impact, noise, vibration, overshadowing, flicker (associated with turbines), or other nuisances and emissions; • It includes an agreed restoration scheme, any necessary mitigation measures, with <u>and</u> measures to ensure the removal of the installations when operations cease; • Safe access during construction and operation must be provided; and • It avoids harm to the significance and settings of heritage assets. <p>Further work will be undertaken to identify suitable areas for renewable and low carbon energy sources.</p>			
		Chapter 14	Creating High Quality and Distinctive Environments			
MM 53	174	Policy HE1	<p>Valuing and conserving our historic environment Protection of local historic and architectural interest</p> <p>The protection of national and local listed buildings, along with monuments, sites, gardens, landscapes and their settings of historic, archaeological, architectural or artistic interest will form part of the heritage protection strategy.</p>	This modification updates the policy to better reflect national policy. It does not change the existing assessments.		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.</p> <ul style="list-style-type: none"> • The significance of all heritage assets and their settings (both designated and non-designated) will be protected and enhanced especially elements of the historic environment which contribute to the distinct identity of Christchurch and East Dorset. Such key historic elements include the market towns of Wimborne Minster and Christchurch; Christchurch Quay; Highcliffe and Christchurch Castles; 11th Century Christchurch Priory Church and Saxon Mill; site of a civil war siege in 1645; the setting of Wimborne Minster; significant Neolithic, Iron Age, and Roman archaeological landscape; and prominent estates such as Cranborne and Wimborne St Giles. • As part of its Heritage Strategy, a publicly accessible Dorset Historic Environment Record will be maintained; Conservation Area Appraisals will be kept up to date, and Article 4 Directions used where necessary. • A Local List of heritage assets will be created in East Dorset and the Local Lists of heritage assets will be maintained to support the conservation of non-designated assets of distinctive local character. • Both Councils will seek to promote and support initiatives to reduce the number of heritage assets at risk including the sensitive re-use and adaptation of historic buildings. • Working with the Highways Authority, and Town and Parish Councils, highway infrastructure and public realm works will be designed to protect and enhance the historic environment. 			
<p style="text-align: center;">MM 54</p>	<p>176</p>	<p>Policy HE3</p>	<p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of have regard to the relevant Management Plan.</p>	<p>This modification updates the policy to better reflect national policy. It does not change the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 55	177	Policy HE4	<p>Amend text as follows:</p> <p>Open Space Provision</p> <p>.....Children's play provision, which forms part of the children and young people's space category, must be provided on the basis of the guidance set out in Appendix 1.</p> <p>Where appropriate in terms of location and the nature of the development, and where a local need for small scale facilities has been identified, on site provision will be preferable. It may be appropriate for earlier developments to provide the land upon which later developments pay for structures or equipment. Financial contributions towards off <u>Off</u> site provision of open space may be acceptable where it is impractical for provision to be on site. In this instance contributions should be in line with the standards set out in this policy <u>Open space provision will be secured as set out in the Council's Regulation 123 list.</u></p> <p>The policy will aim to deliver a combination of new facilities and improvements to existing ones, depending on the unique needs of the 'Local Need Areas' and the availability of land.</p> <p>This policy should be read in conjunction with Appendix 1 Open Space Provision and the current Infrastructure Delivery Plan.</p> <p>Location of new provision</p> <p>When considering sites for new open space and leisure provision, priority will be given to sites which are easily accessible by a range of transport modes and which can be integrated into a network of green infrastructure. Sites for new open space provision will be identified through an implementation and delivery plan and considered for allocation through the forthcoming Site-Specific Allocations Development Plan Document.</p>			This modification updates the policy to reflect the introduction of the Community Infrastructure Levy. It does not change the existing assessments.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Green Infrastructure</p> <p>Where appropriate, the Community Infrastructure Levy will be used to ensure that elements of green infrastructure will be incorporated into their design of new open space provision such as ‘permeability’, with green foot and cycle paths running through the development, connecting with existing routes wherever possible.</p>			
		Chapter 15	Meeting Local Needs			
MM 56	181	Paragraph 15.4	<p>Evidence suggests that the health and well-being of people is directly related to the space in which they live. Overcrowded conditions can result in poor health, family conflict, poor educational attainment and anti-social behaviour. There are no national living space standards to ensure that new homes are built to avoid these problems. In order to ensure that the new housing built over the lifetime of the plan is fit to last it is important that standards are set. Building to suitable space standards will ensure new homes provide sufficient space for everyday activities. Further consideration will be given to bespoke standards in a Supplementary Planning Document, if justified by new evidence. The Councils will produce a Supplementary Planning Document on this issue. In the interim period the Councils will apply the Homes and Communities Agency Housing Quality Indicators to applications for residential development in relation to private open space, unit sizes, unit layout and accessibility within the unit (HQI Sections 3.2.1 to 3.2.9 and 5.1 to 5.1.13).</p>	This modification is a clarification and does not materially alter policy, so the assessments are unchanged.		
MM 57	182	Policy LN1	<p>All new housing will be required to be built to meet minimum living space standards for both internal and external areas. Further consideration will be given to bespoke standards in a Supplementary Planning Document, if justified by new evidence. The Councils will produce a Supplementary Planning Document which will set out the detailed requirements of this policy. In the meantime, the Councils will apply the Homes and Communities Agency</p>	This modification is a clarification and does not materially alter policy, so the assessments are unchanged.		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>Housing Quality Indicators in relation to private open space, unit sizes, unit layout and accessibility within the unit (HQI sections, 3.2.1 to 3.2.9 and 5.1 to 5.1.13).</p>			
<p style="text-align: center;">MM 58</p>	<p>187</p>	<p>Paragraph 15.21</p>	<p>The Councils have a statutory responsibility to provide for the needs of Gypsies, Travellers and Travelling Showpeople. The Councils are working with the other authorities in Dorset to produce a Gypsy, Travellers and Travelling Showpeople Sites Development Plan Document. This will identify the required provision of allocated permanent and transit pitches and where suitable sites should be allocated. This Development Plan Document will also consider the accommodation needs of Travelling Showpeople and will seek to identify two plots within the west of the County to meet this need. However, it is necessary for the Core Strategy to provide a general approach to the criteria to be used to determine any planning application for Traveller sites in advance of the adoption of the County-wide Development Plan Document or submitted on sites not allocated within that Document once formally adopted. as to where the most suitable locations could be identified. This will inform the Development Plan Document and also any relevant planning applications.</p> <p>Key Facts</p> <p>Dorset Councils' Gypsy and Traveller Accommodation Assessment 2013 estimates a need for 2119 residential pitches in East Dorset up to 2028 and 2014 in Christchurch.</p> <p>Dorset Councils also estimate a need for 20 transit pitches in East Dorset and 16 in</p> <p>Christchurch to 2028. The GTAA also recognises the need for a transit site in Dorset which should accommodate up to 25 pitches.</p>	<p>The modification reflects the latest evidence and approach for dealing with planning applications. This does not alter the existing assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			Currently there are no transit or public residential sites in Christchurch or East Dorset but there are some private sites. The January 2012 caravan counts indicate some 4 pitches in Christchurch and 8 pitches on East Dorset have permanent planning permission for private caravans....			
MM 59	187	Policy LN5	<p>Location of sites for Criteria for consideration of Gypsy and Traveller sites and Travelling Showpeople planning applications.</p> <p>The following considerations should be taken into account when determining locations planning applications for Gypsy and Traveller sites and Travelling Showpeople sites which are not allocated for development in the Dorset-wide Gypsy, Traveller and Travelling Showpeople Joint Site Allocations Development Plan Document:</p>			The modification reflects the latest approach for dealing with planning applications. This does not alter the existing assessments.
MM 60	190	Policy LN6	<p>.... The provision of facilities and services will be secured in accordance with the Councils' current Regulation 123 list.</p> <p>Planning obligations may be sought in accordance with the Community Infrastructure Levy Regulations 2010 to obtain financial contributions towards the provision of facilities and services.</p>			This modification updates the policy to reflect the introduction of the Community Infrastructure Levy. It does not change the existing assessments.
		Chapter 16	Creating Prosperous Communities			
MM 61	196	Policy PC1	<ul style="list-style-type: none"> The former BAE site, Grange Road Christchurch Business Park Priory Industrial Park Sites located directly off Airfield Way, Airfield Road, and Wilverley Road including: <ul style="list-style-type: none"> Silver Business Park 			The modification simply adds to sites to the 'higher quality' employment sites. This makes no material change to the assessments.

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ul style="list-style-type: none"> • Airfield Industrial Estate • Ambassador Industrial Estate • Beaver Industrial Estate • Sea Vixen Industrial Estate • Somerford Business Park • Hughes Business Centre 			
<div style="background-color: yellow; border: 1px solid black; padding: 5px; text-align: center;"> MM 62 </div>	199	Policy PC3	<p>Policy PC3</p> <p>The Rural Economy</p> <p>Although economic development will be strictly controlled in open countryside away from existing settlements, in order to promote sustainable economic growth in the rural area, applications for economic development will be encouraged where development is located in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together. Such proposals should be small scale to reflect the rural character This includes the settlements of Alderholt, Cranborne, Sixpenny Handley, and Sturminster Marshall, and other locations where the development will aid the sustainability of the village.</p> <p>Proposals for the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside (particularly those adjacent to the villages set out above) for economic development, including tourist related uses, must ensure:</p> <p>The proposal supports the vitality and viability of rural service centres and villages with existing facilities.</p> <ul style="list-style-type: none"> • Proposals must not adversely impact the supply of employment sites and premises and the economic, social and environmental sustainability 	<p>The modification clarifies that the policy applies to all rural settlements. This will have a more positive impact on meeting SA Objective 12, which is already shown as positive in the assessment.</p>	<p>The modification will have a more positive impact on meeting the HIA employment objective, which is already shown as positive in the assessment.</p>	<p>The modification will increase the opportunity for those in rural areas to access employment, but this does not alter the existing assessment.</p>

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>of the area, when considering proposals which involve the loss of economic activity.</p> <ul style="list-style-type: none"> • Proposals do not have a materially greater impact on the openness of the Green Belt and the purpose of including land within it. • The benefits outweigh the harm in terms of: <ol style="list-style-type: none"> 1. The potential impact on countryside, landscapes and wildlife. 2. Development is compatible with the pursuit of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) purposes, which are set out in the AONB Management Plan. 3. Local economic and social needs and opportunities not met elsewhere. 4. Settlement patterns and the level of accessibility to service centres, markets and housing. 5. The building is suitable for the proposed use without major re-building and would not require any significant alteration which would damage its fabric and character, or detract from the local characteristics and landscape quality of the area. Any necessary car parking provision should also not have an adverse impact on the setting of the building in the open countryside. 6. The preservation of buildings of historic or architectural importance/interest, or which otherwise contributes to local character. <p>Proposals for the development and diversification of agricultural and other land-based rural businesses will be supported which meet the criteria set out in the National Planning Policy Framework and also that:</p> <ul style="list-style-type: none"> • Are consistent in scale and environmental impact with their rural location avoiding adverse impacts on sensitive habitats, Areas of Great Landscape Value and landscapes identified through landscape character assessments and the openness of the Green Belt. • Conserve the landscape quality and scenic beauty of the Cranborne Chase and West Wiltshire Downs AONB, and comply with the provisions of the AONB Management Plan. 			

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<ul style="list-style-type: none"> • Do not harm amenity and enjoyment of the countryside through the impact of noise and traffic generation. • That minimise additional trips on the highway network and are accessible by sustainable modes other than the car. <p>Subject to compliance with criteria set out above acceptable uses for rural diversification include:</p> <ul style="list-style-type: none"> • Tourism • Leisure and related activities • Equestrian • Small offices • Light Manufacturing • Renewable energy • Retail (farm shops and pick your own) <p>Support will be given to new forms of working practises, which include the creation of live/work spaces in rural areas. The assessment of these proposals will be made in accordance with rural housing need and potential affordable housing exception sites as well as access to services.</p>			
MM 63	201	Policy PC5	<p>Tourism</p> <p>The Core Strategy will protect and enhance the unique features of Christchurch and East Dorset that attract visitors to the area whilst encouraging investment. This will be achieved through the following measures:</p> <p>Protection of the beaches, river front and Christchurch Harbour and supporting appropriate sustainable tourist related development.</p>	<p>This modification reflects the new approach for setting out heathland mitigation policy. It does not change the intended outcomes, so has no impact on the assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			Tourist related development must avoid increasing visitor pressure on the Dorset Heaths. Appropriate mitigation measures will be identified through the Heathlands Supplementary Planning Document and the Site Specific Allocations Development Plan Document (2012 - 2014) and the Joint Heathlands Development Plan Document			
		Appendices				
MM 64		Add New Appendix	<i>Please see the text below.</i>	This modification does not change policy, so has no effect on the assessments.		

[Christchurch and East Dorset Core Strategy Monitoring Framework](#)

[The Localism Act](#)

[The Authorities' Monitoring Report is a legal requirement of the Planning & Compulsory Purchase Act 2004 as amended by the Localism Act 2011. The report must be prepared at least annually and contain information on the implementation of the local development scheme \(LDS\) and the extent to which the policies set out in local development documents \(LDDs\) including the Core Strategy are being achieved.](#)

[Section 34 of the updated Local Planning Regulations 2012 introduced the requirement for the Annual Monitoring Report \(AMR\) to give details of what actions have been taken by the Councils on the Duty to Co-operate and strategic planning matters. The Council has prepared a statement to demonstrate how the councils have co-operated with national, regional and sub-regional partners in the preparation of the Core Strategy which can be found at <http://www.dorsetforyou.com/media.jsp?mediaid=182311&filetype=pdf>](#)

[Sustainability Appraisal](#)

[The SA report accompanies the core strategy and assesses the predicted effects of implementing the Core Strategy. Each policy is assessed against 12 SA objectives. It can be found at: <http://www.dorsetforyou.com/media.jsp?mediaid=170656&filetype=pdf>](#)

Assessments of early stages of the Core Strategy highlighted some negative aspects of the proposals. The Pre-Submission Core Strategy was written taking this into consideration. The policies provide mitigation, requiring SANGs to act as alternative space to using the heaths, landscaping to reduce impacts on the countryside, suitable construction and the use of renewable energy and a clear transport strategy which promotes where possible alternatives to the car. As a result of the work no negative effects are recorded in the SA. Further mitigation can be provided in subsequent DPDs and SPDs.

The SA states that monitoring the effects of the implementation of the plan will be carried out through the AMR.

Habitats Regulation Assessment

In line with the legal requirements a Habitats Regulation Assessment was prepared by Land Use Consultants in February 2012 to accompany the Pre submission Core Strategy document and can be found at <http://www.dorsetforyou.com/media.jsp?mediaid=170542&filetype=pdf>

This assesses the “likely significant effects” of the policies within the Christchurch and East Dorset Core Strategy on European sites. Recommendations have been made, where relevant, for mitigation or avoidance measures which could be included in the Core Strategy.

Infrastructure Delivery Plan

The delivery of infrastructure is an issue of great relevance to policy delivery. An Infrastructure Delivery Plan has been produced which outlines the types of infrastructure that should be planned for through the Core Strategy with an indication of those groups who will be responsible for the provision. This can be found at

<http://www.dorsetforyou.com/media.jsp?mediaid=170596&filetype=pdf>

An additional monitoring framework will be set up to monitor the delivery of infrastructure and developer contributions set out in the IDP. This will be reported on in the AMR.

Purpose of Monitoring Framework

The purpose of this Monitoring Framework is to list the Monitoring Indicators for the Core Strategy that will appear in the future Monitoring Reports which will be produced at least annually.

The Monitoring Reports will:-

- Assess the extent to which policies are effective;
- Where these are not effective, explain why;
- Set out whether policies need to be changed;

For policies where clear outputs are required - such as annual housing delivery - specific targets have been included within the monitoring framework.

Types of Indicator

The Monitoring Framework contains three types of indicator:-

- Contextual indicator – measuring social, economic and environmental contextual information.
- Output indicator - measures of impact on targets – eg numbers of completions. Delivery indicators which assess the

effectiveness of individual policies.

- Significant Effects – aim to show the impact of policies in regard to the Councils' objectives for sustainable development. They measure progress against the strategic objectives and some are shared with the SA report.

Regular reporting against the monitoring framework will highlight areas where aims and objectives are not being met as anticipated or where unintended consequences are occurring. In some cases, this information will trigger additional action under a

certain policy or will direct the implementation of contingency measures to ensure successful delivery. It may also assist the Councils in determining whether a partial or full review of any Local Development Document is required.

The following table is structured by theme area and lists the Core Strategy Policy Number and links with Strategic Objectives, followed by the monitoring indicator and target in policy where applicable. Sources of monitoring information are identified and a commentary where appropriate. Some Core Strategy Policies are not listed and this is because either the relevant indicator is already identified but linked to another policy or it is considered that there are no indicators that are necessary to be monitored.

Contextual indicators are not listed in this schedule but are contained in each Authority's current AMR. The Dorset authorities have agreed a standard set of contextual indicators and it is anticipated that future AMR's will continue to include these indicators.

The monitoring framework will inform the structure of the new joint Christchurch and East Dorset AMR, which will be produced following the Core Strategy's adoption.

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
<u>Housing delivery and supply</u>				

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
Policy KS 3 Broad location and scale of housing (linked to Policy KS 1 Settlement Hierarchy)	5	<ul style="list-style-type: none"> Number of residential completions (by district) Number of residential completions in the urban area. Number of residential completions within the new neighbourhoods 	8,200 dwellings in Christchurch and East Dorset between 2013 – 2028. 547 a year. 4,800 within existing urban area and 3,400 in new neighbourhoods.	Annual residential completions survey. SHLAA database.
-	-	<ul style="list-style-type: none"> Housing Supply – identification of five-year supply of deliverable sites Housing Trajectory –measuring predicted housing delivery against proposed housing target 	NPPF requires identification of sufficient deliverable sites to provide 5 years worth of housing against housing requirements with an additional 5% buffer to be moved forward from later in the plan period.	SHLAA. Masterplan reports for phasing of new neighbourhoods. Liaison with development services and building control officers.
Urban extension and new neighbourhoods: housing delivery				
Policies CN1, CN2 WMC 3, WMC 4, WCM 5, WMC 6.	1,2,5,7	<ul style="list-style-type: none"> Number of residential units completed in each new neighbourhood. 	Targets for delivery of dwellings in new neighbourhood set in each policy.	Annual residential completions survey.

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
CM 1, FWP 3, FWP 4, FWP 5, FWP 6, FWP 7, FWP 8, VTSW 4, VTSW5				
-	-	<ul style="list-style-type: none"> Numbers of affordable housing completed within each new neighbourhood and proportion of total dwellings completed. 	Targets for proportion of affordable housing set in Policies CN 1 CN 2 and Policy LN 3	Annual residential completions survey
<u>Design of new housing</u>				
Urban extension and new neighbourhoods policies. Policy HE 2 Design of new development	2	<ul style="list-style-type: none"> Assessment of completed housing against Building for Life Criteria 	-	Qualifying schemes to be monitored annually by Accredited Building for Life Assessors to assess design quality of schemes.
Policy LN 2 Design, layout and density of new development	2	<ul style="list-style-type: none"> Density of completed housing development: percentage completed at less than 30dph, 30-49dph and 50+dph 	Encourages a minimum density of 30dph	Annual residential completions survey.
<u>Size and type of new housing</u>				

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
Policy LN 1 Size and type of new dwellings	2, 5	<ul style="list-style-type: none"> Completions of new housing by size and type. 	Mix of size and type to reflect latest SHMA.	Annual residential completions survey.
-	-	<ul style="list-style-type: none"> Total number of completions of new housing which meet HCA HQI in relation to unit size and unit layout and proportion of total completions. 	All new housing to be built to meet HCA HQA in relation to unit size and unit layout.	For all residential completions, information from planning applications database on assessment of this indicator.
Affordable housing				
Policy LN 3 Provision of Affordable Housing	5	<ul style="list-style-type: none"> Numbers of affordable housing units completed in greenfield locations and proportion of total completions. 	On greenfield development: up to 50% of the residential units as affordable housing	Annual residential completions survey
-	-	<ul style="list-style-type: none"> Numbers of affordable housing units completed in existing urban area and proportion of total completions 	On all other residential development: up to 40% of residential units as affordable housing	Annual residential completions survey
-	-	<ul style="list-style-type: none"> Completions of affordable housing by size and type 	To reflect housing needs in SHMA	Annual residential completions survey Updates of SHMA

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
-	-	<ul style="list-style-type: none"> <u>Completions of affordable housing by tenure of housing.</u> 	<u>Tenure split normally 30% intermediate and 70% affordable rented or social rented</u>	<u>Annual residential completions survey.</u> <u>Planning permissions database.</u>
-	-	<ul style="list-style-type: none"> <u>Proportion of specialised affordable housing completions on schemes of 10 or more affordable dwellings.</u> 	<u>10% of the affordable housing element should be planned for households requiring specially adapted or supported housing.</u>	<u>Annual residential completions survey.</u> <u>Planning permissions granted for affordable housing.</u>
<u>Policy LN 4 Affordable housing exception sites</u>	<u>5</u>	<ul style="list-style-type: none"> <u>Numbers of affordable housing units completed on exception sites and proportion of total housing completions on site.</u> 	-	<u>Annual residential completions survey.</u>
<u>Housing and accommodation for vulnerable people</u>				
<u>Policy LN 7</u> <u>Housing and accommodation proposals for vulnerable people</u>	<u>5</u>	<ul style="list-style-type: none"> <u>Number of completions of category C2 health and care related residential units.</u> 	-	<u>Annual residential completions survey.</u>
<u>Gypsy and traveller sites</u>				

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
Policy LN 5 Location of sites for gypsy and traveller sites and travelling show people's sites	5	<ul style="list-style-type: none"> Number of completed pitches: residential and transit. 	Target number of pitches per district to be set by Dorset-wide Gypsy, Traveller and Travelling Showpeople DPD	Annual survey of completed gypsy and traveller pitches
-	-	<ul style="list-style-type: none"> Number of unauthorised encampments 	-	Information held at County level - report annually.
-	-	<ul style="list-style-type: none"> Number of completed travelling showpeople sites 	County target to be set by Dorset-wide Gypsy, Traveller and Travelling Showpeople DPD	Annual survey of completed travelling showpeople sites
<u>Employment</u>				
KS5 Provision of employment land	4	<ul style="list-style-type: none"> Total amount of employment completions: ha and sq m by type. - Employment land available by type 	80 hectares of land from 2013 - 2028	Annual employment completion survey. Employment Land Review and Workspace study. Annual employment land availability survey

CS Policy Context and Ref	Strategic Objective No.	Monitoring Indicator (what we will measure)	Target in policy (where relevant)	Monitoring Source – how it will be monitored
Employment Allocations – Policies FWP 8, VTSW 6, RA 1	1, 4	<ul style="list-style-type: none"> Completions of employment land by hectares and category in each allocation Completions of employment floorspace in sq m by category in each allocation. 	Targets for delivery of employment land set within each employment allocation	Annual employment completion survey
Policy BA 1 Vision for Bournemouth Airport	3,4,6	<ul style="list-style-type: none"> Facilitation of sustainable access to airport and business park 	Implementation of airport area wide travel plan	LTP.
Policy BA 2 Strategy for Operational Airport	4	<ul style="list-style-type: none"> Airport passenger numbers per annum 	Projected growth to 3 million passengers per annum by 2028	Bournemouth Airport’s Annual Monitoring Report
-	7	<ul style="list-style-type: none"> Progress on development of infrastructure to support operational airport 	Categories listed in policy	Monitoring of completed development of categories listed in policy.
Policy BA 2 Strategy for the Airport Northern Business Parks	3, 4, 6	<ul style="list-style-type: none"> Amount of completed employment development land at Airport in hectares and category of use/ Amount of employment development at Airport by floorspace (sq m) and category. 	About 30 ha of new employment development to come forward to 2028	Annual survey of employment completions.

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
Policy PC2 Christchurch and East Dorset Employment Hierarchy	4	<ul style="list-style-type: none"> Progress of upgrading employment sites identified in Policy PC2 	Bournemouth Airport Northern Business Park, and sites located directly off Airfield Way, Airfield Road and Wilverley Road listed in policy are identified for upgrading.	Annual survey of employment development. Update on progress of environmental improvements to business parks.
Policy PC 2 Alternative uses for employment land where justified by market evidence	4, 5	<ul style="list-style-type: none"> Amount of sqm of floor space of employment uses lost to other uses – completions. 	-	Annual monitoring of loss of employment uses (employment change of use completions). Employment Land Review and Workspace Study
The Rural Economy				
Policy PC 3 The Rural Economy	1, 4	<ul style="list-style-type: none"> Completions of new economic development in the rural areas. Permissions for new economic development in rural areas. 	-	Annual survey of employment completions. Planning permissions information from planning applications database.
Site specific policies – various mixes of uses				

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
<u>Policies WMC2 – Allendale Area.</u> <u>RA 2 - Furzehill Village Envelope</u>	<u>1, 4, 5</u>	<ul style="list-style-type: none"> <u>Progress of delivery of site specific proposals</u> 	-	<u>Annual residential and employment completions survey</u>
<u>Policy WMC7</u> <u>Leigh Park Area of Potential Change.</u> <u>Wimborne</u>	<u>2</u>	<ul style="list-style-type: none"> <u>Progress of delivery of open space and leisure facilities.</u> 	<u>Retention of 1.5 ha of land to be used as open space which includes multi use games area.</u>	<u>Annual survey of open space and recreation completions.</u>
<u>Policy FWP 5</u> <u>West Parley Village Centre Enhancement Scheme</u>	<u>2</u>	<ul style="list-style-type: none"> <u>Progress of delivery of enhancement scheme</u> 	-	<u>Progress of enhancement scheme reported on in AMR.</u>
<u>Policy VTSW 2</u> <u>South of Howe Lane Education Allocation.</u> <u>Verwood</u>	<u>7</u>	<ul style="list-style-type: none"> <u>Progress of delivery of site for upper school.</u> 	<u>Sets criteria for implementation</u>	<u>Annual survey of completions of education facilities.</u>
<u>Town centres</u>				

CS Policy Context and Ref	Strategic Objective No.	Monitoring Indicator (what we will measure)	Target in policy (where relevant)	Monitoring Source – how it will be monitored
KS7 Role of Town and District Centres	2.7	<ul style="list-style-type: none"> • Assessment of vitality and viability of town and district centres. • Proportion of vacant shops in all centres • Amount of out of centre retail development permitted • Amount of out of centre retail development completed 	-	Future retail assessment updates. Town centre health checks. Annual shopping survey Survey of planning permissions for retail development. Annual monitoring of new town centre uses completions.
Policy KS7 and Policy CH 6 Development in Primary Shopping Frontages	2.7	<ul style="list-style-type: none"> • Proportion of non-retail uses of all ground floor units within Primary Shopping Frontages. 	No more than 30% non-retail uses of all ground floor units within Primary Shopping Frontages	Annual shopping centre surveys. AMR monitoring of percentage of non-retail uses in primary shopping frontages.
Policy KS7 and Policy CH 7 Development in Secondary Shopping Frontages	2.7	<ul style="list-style-type: none"> • Types of uses of ground floor units in secondary shopping frontages: proportion within each category of use class 	-	Annual shopping centre surveys.

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
KS8 Future retail provision	2.7	<ul style="list-style-type: none"> Delivery of sufficient new retail floorspace to meet projected requirements. 	<p>Up to 2031 Christchurch: 8,100sqm net additional comparison and 2,300 sqm convenience floorspace.</p> <p>East Dorset:</p> <p>5,200 sqm comparison and 4,000 convenience floorspace</p>	<p>Annual monitoring of new retail uses completions.</p> <p>Annual shopping centre surveys.</p>
Town centre visions Policies CH1, CH 4, WMC 1, CM 1, FWP 1, VTSW 1, VTSW 9.	2.7	<ul style="list-style-type: none"> Amount of new retail floorspace completed in each town centre. 	Targets for new retail floorspace (comparison and convenience) set in various town centre visions where relevant.	Annual monitoring of completion of new retail development.
-	2.7	<ul style="list-style-type: none"> Progress of development of key strategic sites 	<p>Policy CH 1 identifies strategic sites at:-</p> <ul style="list-style-type: none"> Magistrates Court Site Saxon Square The Lanes Land between Bridge Street, Stony Lane South and the Civic Offices Stony Lane 	To be taken forward through Site Specific Allocations DPD, progress of which reported in AMR.

CS Policy Context and Ref	Strategic Objective No.	Monitoring Indicator (what we will measure)	Target in policy (where relevant)	Monitoring Source – how it will be monitored
-	2.7	<ul style="list-style-type: none"> Increase of evening economy uses in various town centres – new completions or changes of use. Increase in vibrancy of town centres in afternoon and evening hours 	Expansion of evening economy to make town centre a more vibrant place in the afternoon and evening hours	Annual shopping surveys. Town centre evening economy assessment (if commissioned)
Listed buildings and conservation areas				
Policy HE 1 Protection of local historic and architectural interest	2	<ul style="list-style-type: none"> Grade 1 and 2* listed buildings at risk 	-	English Heritage: Heritage at Risk Register – annual report
-	-	<ul style="list-style-type: none"> Number of conservation areas and percentage with published management proposals 	-	Annual update of conservation area appraisal progress.
Open space and recreation				
Policy HE 4 Open Space Provision	2	<ul style="list-style-type: none"> Location and amount of open space provided as part of new development. 	Standards set out in policy.	A 2 yearly measurement of the change in provision as a result of the development management process.

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
				<u>A review of the Open Space Sport and Recreation Study</u>
<u>Tourism</u>				
<u>Policy PC5</u> <u>Tourism</u>	<u>2, 4</u>	<ul style="list-style-type: none"> <u>Loss of visitor attraction sites.</u> <u>Increase in visitor attraction sites.</u> <u>Loss of tourism accommodation.</u> <u>Increase in tourism accommodation.</u> 	<u>Protect visitor attraction sites unless it can be proved the use is no longer viable.</u>	<u>Annual survey of completions of changes of use and new visitor attraction sites and tourism accommodation</u>
<u>Community facilities and services</u>				
<u>Policy LN6 and Urban extension / new neighbourhood policies</u>	<u>7</u>	<ul style="list-style-type: none"> <u>Completions of new community facilities and services</u> 	<u>Targets set where applicable within new neighbourhood policies.</u>	<u>Annual survey of completions of new community facilities.</u> <u>Survey of key facilities and services undertaken every 2 years.</u>
-	<u>7</u>	<ul style="list-style-type: none"> <u>Loss of community facilities and services</u> 	<u>Loss of existing facilities resisted subject to criteria in policy</u>	<u>Annual survey of loss of community facilities to other uses. Completions information.</u>

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
				<u>Survey of key facilities and services undertaken every 2 years.</u>
<u>Policy PC 4</u> <u>Shops and Community Facilities in local centres and villages</u>	<u>7</u>	<ul style="list-style-type: none"> <u>Loss of retail and community facilities in local centres and villages</u> 	<u>Loss of existing facilities resisted subject to criteria in policy.</u>	<u>Annual survey of local shopping areas and villages.</u>
<u>Managing the natural environment</u>				
<u>Policy ME1</u> <u>Safeguarding biodiversity and geodiversity</u>	<u>1</u>	<ul style="list-style-type: none"> <u>Changes in areas of biodiversity importance (loss and addition of sites)</u> 	-	<u>Dorset Environmental Records Centre (DERC) report</u>
<u>Policy ME 2</u> <u>Protection of the Dorset Heathlands</u> <u>Urban extension and relevant new neighbourhood policies.</u>	<u>1</u>	<ul style="list-style-type: none"> <u>Progress of provision of SANGS</u> 	<u>Relevant sites identified in urban extension / new neighbourhood policies. In accordance with criteria in Policy ME2 and Appendix 5. Will need to be in place prior to development coming forward within individual sites.</u>	<u>Ongoing monitoring of Dorset Heathland projects is already carried out by specialist consultants.</u>

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
<u>Policy ME 4</u> <u>Sustainable development standards for new development</u>	<u>1</u>	<ul style="list-style-type: none"> <u>Percentage of new residential and non-residential developments meeting relevant code for sustainable homes national standard</u> 	<u>Policy sets out relevant design categories of Code for Sustainable Homes.</u>	<u>Annual residential completions survey.</u> <u>Planning permissions database.</u>
<u>Policy ME 5</u> <u>Renewable energy provision for developments</u>	<u>4</u>	<ul style="list-style-type: none"> <u>Renewable energy capacity installation by type</u> 	<u>Encourage 10% of total energy in schemes of 10 or more dwellings or 1,000sq m of non-residential floorspace to be from renewable energy sources.</u>	<u>Regen SW Annual Survey of renewable electricity and heat projects in SW England.</u> <u>Monitoring of targets within the Bournemouth, Dorset and Poole Energy Efficiency Strategy.</u>
<u>Policy ME 6</u> <u>Flood management, mitigation and defence</u>	<u>4</u>	<ul style="list-style-type: none"> <u>Number of planning permissions granted contrary to EA Agency Advice on flooding and water quality grounds.</u> <u>Number of residential planning permissions granted in flood risk zones 3a and 2</u> <u>Delivery of improvements to flood defences</u> 	<u>Improvements to flood defences identified in IDP</u>	<u>EA Report</u> <u>Planning Applications Database.</u> <u>Annual survey of improvements to flood defences.</u>

<u>CS Policy Context and Ref</u>	<u>Strategic Objective No.</u>	<u>Monitoring Indicator (what we will measure)</u>	<u>Target in policy (where relevant)</u>	<u>Monitoring Source – how it will be monitored</u>
<u>Transport</u>				
<u>KS 9</u> <u>Transport Strategy and Prime Transport Corridors</u>	<u>6</u>	<ul style="list-style-type: none"> <u>Delivery of Strategic transport improvements at various prime transport corridors</u> <u>LTP 3 proposals to improve opportunities for sustainable transport</u> 	<u>Delivery of site specific transport improvements.</u> <u>As set out in second part of Policy KS9.</u>	<u>Local Transport Plan</u> <u>Through monitoring undertaken for the LTP</u>
<u>KS10</u> <u>Strategic Transport improvements</u>	<u>6</u>	<ul style="list-style-type: none"> <u>Delivery of strategic transport improvements at various prime transport corridors</u> 	<u>Short term – 2013 – 2017</u> <u>Medium Term 2018 – 2022</u> <u>Long Term 2023 – 2028</u>	<u>Local Transport Plan</u>
<u>Infrastructure Delivery</u>				
<u>Various policies – Infrastructure requirements of delivering the Core Strategy</u>	<u>1,2,3,4,5,6,7</u>	<ul style="list-style-type: none"> <u>Amount of CIL and Section 106 / 278 agreement contributions received and spent.</u> 	<u>Monitoring against financial levels set out in the Infrastructure Delivery Plan.</u>	<u>Section 106 / 278 agreements and CIL receipts.</u>

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
<p style="text-align: center;">MM 65</p>	<p>203</p>	<p>Appendix 1</p>	<p>Appendix 1 Open Space Provision</p> <p>Children's play provision should be to the following standards:</p> <p>On sites of 50 dwellings or more a site for open space should be provided subject to the following:</p> <ul style="list-style-type: none"> • To be of a suitable size and location for the specific site. • To be pre-prepared, in terms of drainage, clearance, fencing and contamination and ready for use. • Full details of the open space requirements for the locality to be agreed with the relevant Council • To be accompanied by a capital payment of £50,000* towards the site layout and provision. • To be accompanied by a £50,000* maintenance fund toward the ongoing care and maintenance of the site**. <p>2. On sites of 150 dwellings or more a site for open space should be provided subject to the following:</p> <ul style="list-style-type: none"> • To be of a suitable size and location for the specific site. • To be pre-prepared, in terms of drainage , clearance, fencing and contamination and ready for use. • Full details of the open space requirements for the locality to be agreed with the relevant Council. • To be accompanied by a capital payment of £100,000* towards the site layout and provision. • To be accompanied by a £100,000* maintenance fund toward the ongoing care and maintenance of the site**. <p>In many cases a large site, which may be considered as a single unit in planning terms, is subdivided between developers because of market and financial considerations. In such cases, the site will be treated as one for</p>	<p>The modification reflects changes to policy HE4, so does not alter the assessments.</p>		

Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
			<p>the purposes of considering the proper provision of play space. Provision will need to be planned between the separate developers to a comprehensive overall plan.</p> <p>* The capital payment and maintenance fund will be index linked to provide current values of the costs of delivery.</p> <p>** The maintenance fund will be ring fenced for the delivery of open space maintenance across the Partnership area during the Plan period.</p>			
MM 66		Add new Appendix for Housing Trajectory	<i>Please see the text below.</i>	This modification reflects policy KS3 and therefore does not change the assessments		

1 Introduction

[1.1 The Christchurch and East Dorset Core Strategy sets a single housing delivery target of 8,490 dwellings for the 15 year period 2013 to 2028. The commitment to a single target shows a strong partnership approach, as recommended by the Localism Act duty to co-operate. As there is a single target it is necessary to provide a single housing trajectory combining delivery over the two authority areas. Information to continuously monitor the supply of housing will be amalgamated, so that there will be one Annual Monitoring Report.](#)

Housing Delivery

[1.3 The supply of housing will come from a range of sites within the existing urban areas, and those within the New Neighbourhoods set out in the Core Strategy.](#)

[1.4 The prediction of housing completions has been informed by evidence in the Strategic Housing Land Availability Assessments 2012 update, Stage 2 Masterplan Report information on phasing of the New Neighbourhoods, residential monitoring information and discussion with development services and policy colleagues.](#)

[It is predicted that development will occur at several of the New Neighbourhoods within the first five years of the plan, as set out within Table 1.](#)

Settlement	Site	Years															Total	
		2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028		
Christchurch	Roeshot Hill				50	50												100
	Burton				20	25												45
Wimborne	St Margaret's Hill				15	30												45
	Cuthbury Allotments		30	50	50	45												175
	North Wimborne		50	75	75	75												275
	South of Leigh Road			30	50	50												130
Corfe Mullen	North of Wimborne Road			50	50	50												150
Ferndown and West Parley	Holmwood House		50	50	50													150
	Coppins		40															40
	East of New Road			30	50	50												130
	West of New Road			30	50	50												130
Verwood	NE Verwood			20	20	25												65
	NW Verwood			30	50	50												130
Other Sites and remaining supply from commenced sites							205	205	255	255	205	205	205	155	105	105		1900
Total		0	170	365	530	500	205	205	255	255	205	205	205	155	105	105		
Cumulative Total			170	535	1065	1565	1770	1975	2230	2485	2690	2895	3100	3255	3360	3465		

1.6 It is predicted that the remaining New Neighbourhood allocations are unlikely to gain planning permission and/or commence development within the first five years following the adoption of the Core Strategy. Based on this, it can be assumed that the rate of development from these remaining sites, along with those outstanding from sites commenced in the first five years, can be evenly distributed across the remaining Plan period to give a supply rate of between 105 and 255 units per annum amounting to a total of 1,900 to be delivered over a 12 year period.

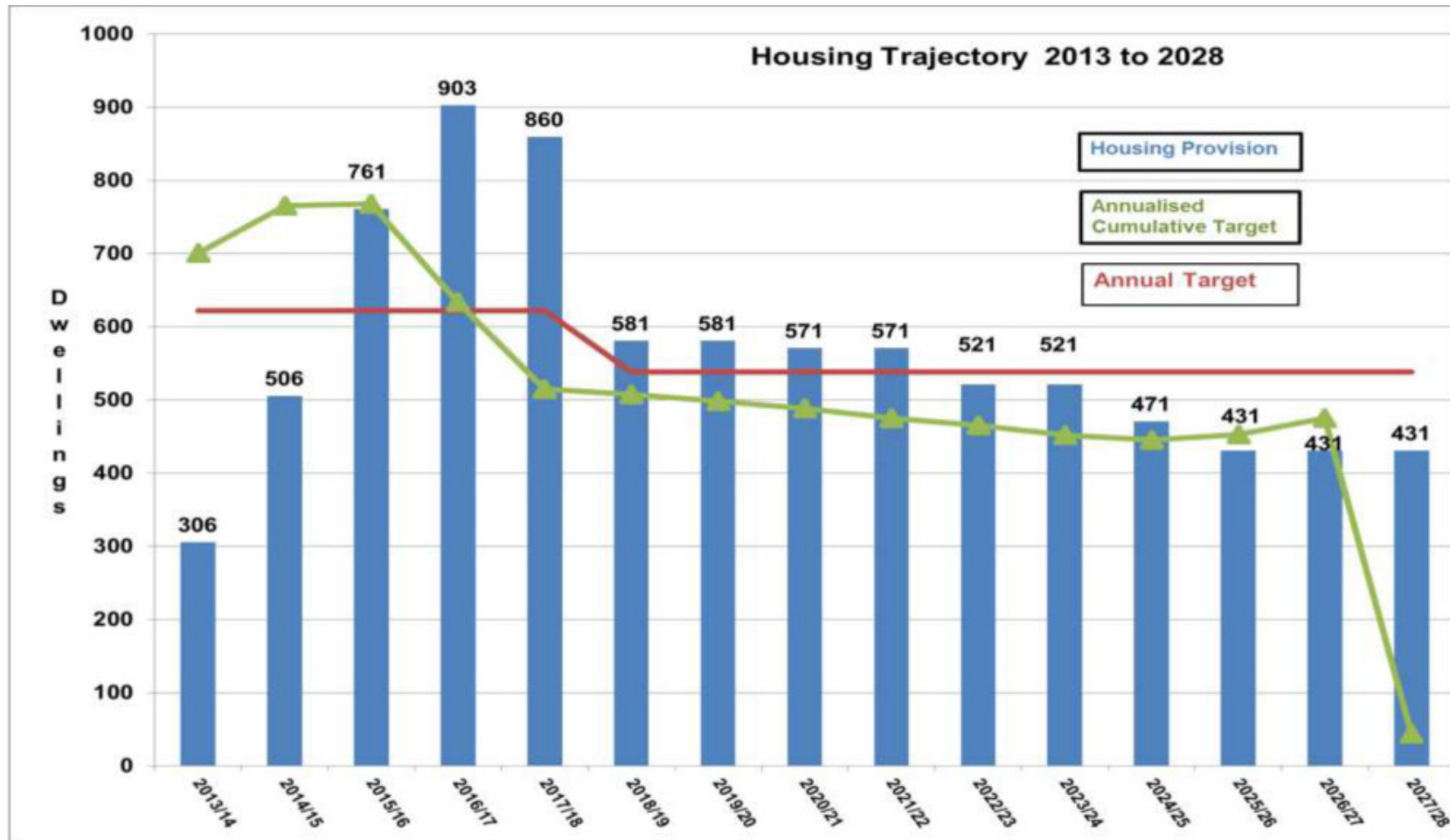
1.7 Table 2 sets out the predicted annual delivery of housing sourced from the Strategic Housing Land Availability Assessments and New Neighbourhoods.

2 Predicted Housing Delivery for Christchurch and East Dorset Compared to the Annual Core Strategy Target

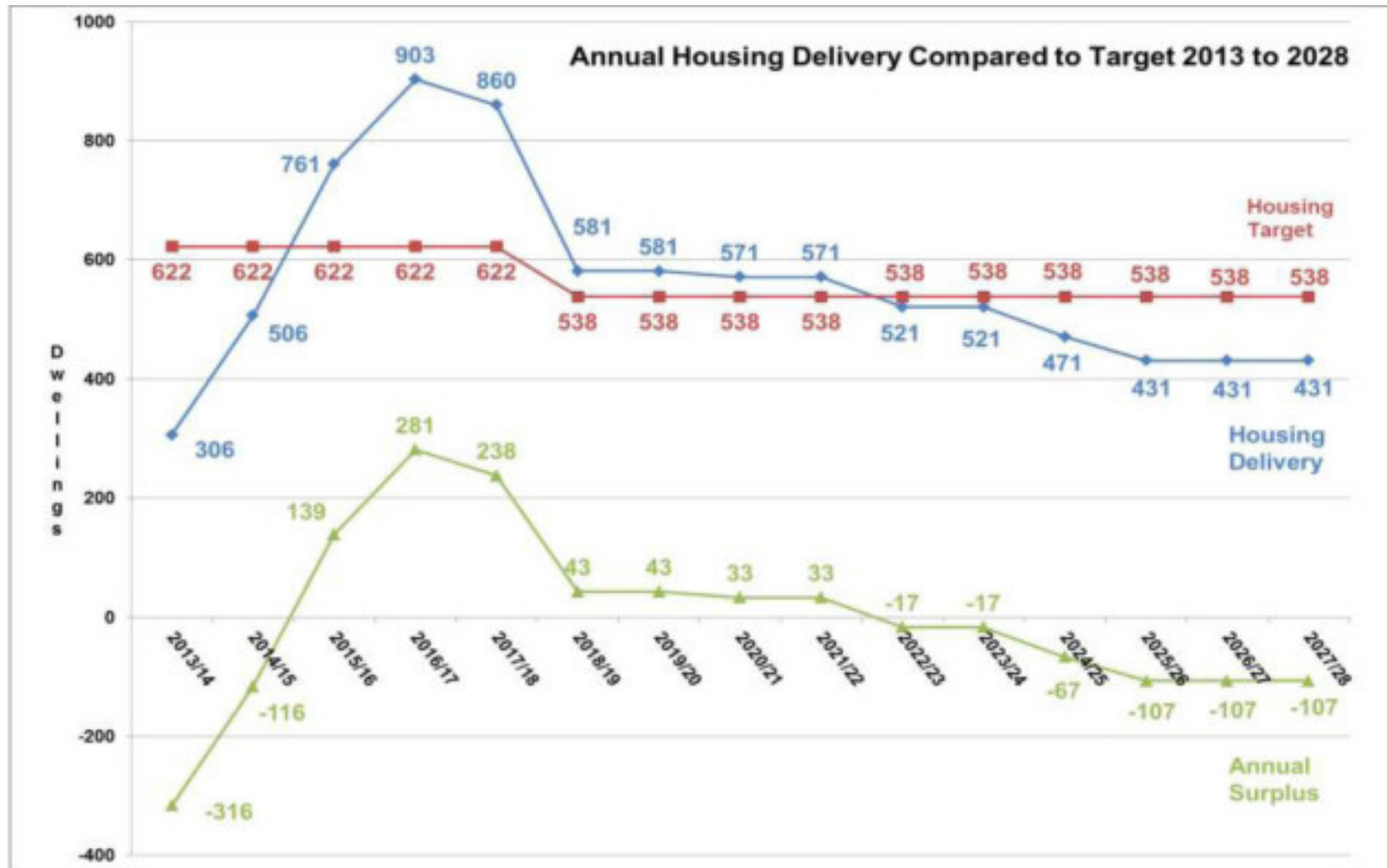
2.1 Paragraph 47 of the National Planning Policy Framework requires that local authorities should identify a ‘supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%....’

2.2 The Councils have delivered the necessary housing to meet historic targets, so should only apply a 5% buffer. Both Councils delivered more housing than needed to meet the housing requirement in the last Structure Plan, which covered the period 1994 to 2011. In Christchurch this amounted to a 25% over provision where the requirement was for 2,000 net dwellings and delivery amounted to 2,552. In East Dorset over provision was in the order of 18%, with the requirement of 3,800 net dwellings being exceeded by 684 dwellings. Total over provision for the combined Core Strategy area therefore amounted to 1,236 dwellings (21%) over the seventeen years to 2011.

2.3 Table 2 along with the following Charts bring together the predicted housing delivery identified in the Core Strategy and measure this against the proposed housing target. They show that in the first five years of the plan period there is a surplus provision of 210 dwellings over the Core Strategy target, including a 5% buffer. Over the full 15 years the prediction is that the target will be exceeded.







Ref	Page	Policy / Paragraph	Main Modifications	SA	HIA	EqIA
MM 67		Amended Infrastructure Delivery Plan	<i>Please see separate document, 'Infrastructure Delivery Plan' (Submission Document SD35)</i>	The changes to the Infrastructure Delivery Plan reflect the policies in the Core Strategy and therefore does not change the assessment.		