ONH
Planning for Good

SWANAGE NEIGHBOURHOOD PLAN

STRATEGIC ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL REPORT ADDENDUM)

APRIL 2026

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STRATEGIC ENVIRONMENTAL ASSESSMENT: ENVIRONMENTAL REPORT ADDENDUM

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1 INTRODUCTION

1.1 This Environmental Report Addendum to the Strategic Environmental Assessment (SEA) of the Pre-Submission version of the Swanage Neighbourhood Plan (SNP) has been prepared by consultants, ONH Planning for Good, on behalf of Swanage Town Council (STC), the Qualifying Body. The neighbourhood plan covers the whole of the 'parish' of Swanage and Dorset Council is the local planning authority (LPA).

1.2 The Addendum has been prepared to supplement the draft Environmental Report produced by consultants, AECOM, and published by STC along with the Pre-Submission SNP in May 2026 for consultation. AECOM is not able to complete the Report due to the ending of the Government's Neighbourhood Plan Support Programme, which funded the production of its draft Report.

1.3 The Addendum summarises the small number of material policy modifications made in the process of finalising the SNP for consultation.

2. THE MODIFICATIONS AND THEIR ASSESSMENT

2.1 There has been no material change in context, so the evidence base and approach taken in the draft Environmental Report to defining and assessing reasonable alternatives remain valid and unaltered.

2.2 However, a new policy (SWAN4) has been added and the subsequent policies renumbered as a result. The policy seeks to manage second homes, the proportion of which in the town's housing stock has risen significantly in recent years. It does so by restricting the occupation of new homes built or created by changes of use to that of a primary residence in perpetuity. The supporting text references the evidence of the scale of the problem and its consequences for house prices and the sustainability of services outside of the main tourism season.

2.3 Of the SEA themes agreed in the scope of the assessment only the 'Community Well-being' theme may be affected by this new policy. In this regard the policy is likely to have a positive effect by providing everyone with the opportunity to live in good quality, affordable housing; encouraging and promoting social cohesion and active involvement of local people in community activities; and enhancing the quality of life of existing residents.

2.4 Given it only applies to the new housing stock, and not existing homes, the policy may only have a minor effect but the scale of housing growth provided for in Policy SWAN3 will be notably greater than in recent years in the town, and so it will have more of an effect than may have been the case.

2.5 There have also been some minor modifications to Policy SWAN3 in respect of some details the development principles of the site allocations, but none that significantly change the quantum or location of development and require a re-assessment. The sites remain the same and the total quantum of homes provided for in Policy SWAN1 has been finalised at 307.

2.6 In the final version of (now) Policy SWAN5 on the town centre, STC has chosen in its clause C not to make any specific new commercial site allocations but to support in principle proposals for new retail development that may or may not be located in the town centre boundary, provided it does not undermine the vitality and viability of the town centre. The main SEA report findings on the positive community well-being effects are therefore unaltered.

2.7 Finally, (now) Policy SWAN9 on local infrastructure makes clearer STC's intended focus for investing the community infrastructure levy receipts on projects in the town. The addition of seafront improvements is consistent with (now) Policy SWAN8 which makes provision for those improvements.

3. CONCLUSIONS & NEXT STEPS

3.1 It is concluded that the material policy modifications will not alter the main Draft Environmental Report conclusions (in its Section 9) other than to note minor positive effects arising from the new Policy 4 on second homes.

3.2 The Plan Finalisation and Monitoring content of Section 10 of the Draft Environmental Report remain unaltered.