

Sustainability Appraisal

incorporating the Strategic Environmental Assessment
of the

North Dorset Local Plan Part 1

Post Submission Changes

including Main Modifications

July 2015

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Contents continued – The SEA Directive.

The SEA Directive has a number of specific requirements. The table below sets out where these requirements have been addressed. It should be read in conjunction with Appendix A of the Pre-submission Sustainability Appraisal Report.

SEA Directive requirement (as specified in Annex I of the SEA Directive)	Location (in this report, in the Pre-submission Report (including its Supplement), in the Initial SA Report (including its Addendum) or in the Scoping Report)
an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 3 of the Pre-submission Report
	Initial SA Report Section 3.0
	SA Scoping Report Appendix A to E
the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4 of the Pre-submission Report
	Initial SA Report Section 4.0
	SA Scoping Report Appendix C and D
the environmental characteristics of areas likely to be significantly affected	Section 4 of the Pre-submission Report
	Initial SA Report Sections 4.0 and 6.0
	The SA Scoping Report
any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Sections 2 and 4 of the Pre-submission Report alongside the various Habitats Regulations Reports produced to accompany the Plan's production
	Initial SA Report Section 5.0
	SA Scoping Report Appendix C and D
the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3 and Appendix B of the Pre-submission Report
	Initial SA Report Section 5.0
	SA Scoping Report Appendix C and D

SEA Directive requirement (as specified in Annex I of the SEA Directive)	Location (in this report, in the Pre-submission Report (including its Supplement), in the Initial SA Report (including its Addendum) or in the Scoping Report)
the likely significant effects ¹ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Sections 5, 6 and Appendix B of this report
	Sections 6 and 7 and Appendices D, E and F of the Pre-submission Report
	Initial SA Report Section 7.0
the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Sections 5, 6 and Appendix B of this report
	Sections 7 and 8 of the Pre-submission Report
	Initial SA Report Sections 6.0, 7.0 and 8.0
an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 6 of this report
	Section 2, Section 5 and Appendix C and Appendix E of the Pre-submission Report
	Initial SA Report Section 5.0, Section 6.0 and Appendix C and D
a description of the measures envisaged concerning monitoring in accordance with Article 10	Section 5 of this report
	Section 10 of the Pre-submission Report
a non-technical summary of the information provided under the above headings	Section 1 of this report
	Section 1 of the Pre-submission Report
	Initial SA Report Section 2.0

¹ These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects.

1. Non-Technical Summary

- 1.1 The Local Plan is required to be subject to Sustainability Appraisal (SA) at various stages of its production. Previously a report has been produced at each stage of the SA process to support the development of the Local Plan. This document reports on the latest iteration of the SA. Further information on the previous versions of the SA can be found in the corresponding non-technical summaries of the relevant SA reports as shown in Figure 2.1.
- 1.2 In addition to the requirement for an SA, there is a European requirement for plans to be subject to Strategic Environmental Assessment (SEA). The SEA process is similar to the SA process and therefore the two processes have been combined into one single process.
- 1.3 The SA is a systematic process which seeks to predict the social, environmental and economic impacts of the implementation of the Local Plan. The SEA process seeks to integrate environmental considerations into the production of a Local Plan.
- 1.4 The Local Plan sets out the policies which will be used to guide development across the district, giving a degree of certainty to local people and developers about what development will be permitted and where.
- 1.5 The Local Plan is produced via a lengthy process of evidence gathering and public consultation. Once the plan has been written it is subject to an Examination in Public in front of an independent Inspector. At this examination any issues relating to the soundness of the Local plan are discussed. These issues of soundness relate to the way it has been produced and whether the plan is appropriate based on the evidence gathered. The Inspector will then make a recommendation as to whether the Local Plan should be adopted or not.
- 1.6 Part 1 of the Local Plan for North Dorset has reached the stage of Independent Examination. As a result of this examination, the Inspector has recommended some modifications (known as Main Modifications) that should be made to Local Plan Part 1 to ensure it is sound. This documents reports on the implications of each of these individual Main Modifications and, upon the Main Modifications when considered together. It also considers the implications of the options of accepting the Main Modification or not accepting them. Reference is also made to Additional Changes and to where these may also have significance.
- 1.7 The appraisal of the Main Modifications has concluded that, subject to monitoring of the plan's implementation and the subsequent review, the Main Modifications should be accepted as proposed.

2. Introduction

- 2.1 This document is the latest in a series of documents which report on the Sustainability Appraisal (SA) of the emerging Local Plan for North Dorset district. The SA process undertaken to support the emerging Local Plan incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive².

The Local Plan

- 2.2 The Local Plan sets out the spatial approach to managing development across North Dorset. It identifies broad areas for growth to meet the needs of the District over the longer term.
- 2.3 The Plan includes clear guidance on how proposals for development will be considered. It therefore provides certainty to local communities and developers about what development will be approved and where.
- 2.4 The Local Plan for North Dorset will be the main part of the ‘development plan’ for the area. It will be in two parts with Local Plan Part 1 (LP1) containing the overall strategy and strategic policies for the District. Part 2 (LP2) will contain detailed site allocations and reviews of settlement boundaries.
- 2.5 A further part of the development plan will be Neighbourhood Development Plans produced by local communities, led by parish and town councils. Neighbourhood Development Plans are optional. Where produced, they will include more detailed, local policies for the areas they cover.

Sustainability Appraisal

- 2.6 Planning legislation requires that planning documents are subject to Sustainability Appraisal (SA) during their production. The SA is a systematic process which seeks to integrate consideration of the social and economic impact of plan implementation alongside consideration of the impact on the environment.
- 2.7 The SEA Directive requires that the Local Plan is subject to a Strategic Environmental Assessment (SEA) to consider the effects of the plan’s implementation on the environment. The objective of the SEA process³ is “to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”.
- 2.8 Government guidance suggests that the two assessments (SA and SEA) can be carried out together. It is however essential as part of this that a systematic set of

² The Strategic Environmental Assessment Directive, 2001/42/EC, known as the SEA Directive

³ Annex 1 of the “SEA Directive” 2001/42/EC

stages are followed to ensure that the requirements of the two assessments are met.

- 2.9 This report documents the findings of the SA of the North Dorset Local Plan Part 1. The SA has been undertaken in such a way that the requirements of the SEA Directive are incorporated into a single assessment. This report therefore constitutes the latest update to the Environmental Report produced for the SEA and in support of the Local Plan. The SA process, the SEA process and the combined SA/SEA process are all covered by this report and the previous reports covering the appraisal process. These reports should be read together to give the full description of the SA process undertaken for the Local Plan Part 1 production.

Production of Local Plan Part 1

- 2.10 Local Plan part 1 is proceeding towards adoption. The Key milestones reached so far are set out in Figure 2.1. The Local Plan has been through the hearing stage and is now at the stage of 'Consultation on the Proposed Changes to Local Plan Part 1 including Main Modifications'.
- 2.11 Once the Consultation on the Main Modifications has been completed, the submissions received to the consultation, the Council's response to these submissions, this report and an update to the Habitats Regulations Assessment will be forwarded to the Inspector. The Inspector will consider this material and advise the Council how to proceed towards adoption of Local Plan Part 1.

Figure 2.1: Local Plan Production Milestones

Local Plan Stage		Sustainability Appraisal Report
Early work on the Core Strategy for North Dorset (COD024 to COD029)	2005	
	2006	
Core Strategy Issues and Alternative Options (COD018)	2007	Sustainability Appraisal Scoping Report (COD023)
	2008	
	2009	Sustainability Appraisal Scoping Report update (COD011)
The New Plan for North Dorset (COD009)	2010	Initial Sustainability Appraisal Report (COD010)
Spatial Strategy – Taking Forward Growth in the Towns and Villages of North Dorset Report (COD006)	2011	
The New Plan for North Dorset: Key Issues for the Revision of the draft Document (COD001)	2012	Addendum to the Initial Sustainability Appraisal Report (COD004)
North Dorset Local Plan Part 1 Pre-submission Document (SUD001)	2013	North Dorset Local Plan Part 1 – Sustainability Report (SUD003)
Local Plan Part 1 Focused Changes Pre-submission document (SUD007)	2014	Local Plan Part 1 Focused Changes Supplement to the Final SA Report (SUD008)
Local Plan Examination		
Consultation on the Proposed Changes to Local Plan Part 1 including Main Modifications	2015	Sustainability Appraisal of the Proposed Changes to Local Plan Part 1 including Main Modifications
Adoption of Local Plan Part 1	2016	Sustainability Statement on the Adoption of Local Plan Part 1

3. Appraisal Methodology

- 3.1 The approach take in the Sustainability Appraisal of the Local Plan throughout its production has been to assess the potential impacts of its implementation against the framework established in the 2009 Scoping Report. This framework is set out in Figure 3.1. Throughout the appraisal of the Local Plan, all available information has been used to inform officers' professional judgement.
- 3.2 The detail of previous iterations of the SA can be viewed in the earlier reports produced as indicated in Figure 2.1. Through the SA process, reasonable alternatives to achieving the objectives set out in the Local Plan have been considered. The preferred strategy has evolved through this process alongside the gathering of evidence and extensive consultation.
- 3.3 As part of the SA process, consideration has been given to equalities issues. In 2013, the Council prepared an Equalities Impact Assessment (EqIA) (SUD004). The EqIA examined both the policy content and the plan preparation process looking for potential equalities impacts. It concluded that the main impacts relate to rural isolation. It suggested that this rural isolation is mainly an issue for the young (i.e. those looking for their first jobs), the old and the disabled.
- 3.4 After the initial detailed look at equalities issues through the 2013 EqIA, the issue has been addressed through the SA Framework set out in Figure 3.1 and in particular SA Objective 4.
- 3.5 Flood risk has been considered in various ways throughout the production of the Local Plan. In relation to the overarching strategic policy approach, the issue of flood risk has been covered through its inclusion in the policy on climate change. This identifies the current level of flood risk and highlights the increased severity and frequency that is likely to result from climate change. The issue of Flood Risk has been addressed through the inclusion of SA Objective 6 in the SA Framework in Figure 3.1.
- 3.6 In relation to areas identified for growth, flood risk has been considered through the Strategic Housing Land Availability Assessment (SHLAA) in consultation with the Environment Agency. For all growth locations, areas at a high risk of flooding (flood zones 2 and 3) have been avoided and a requirement for Sustainable Drainage Systems on these larger sites has been included within the Plan.
- 3.7 SA Objective 7 builds consideration of biodiversity issues into the SA process. This enables broad consideration of designated sites through to the importance of building biodiversity features into development sites. However, there is also a need to consider the potential impact of growth on the most important sites, those protected under international legislation. This is achieved through the preparation of a Habitats Regulations Assessment (HRA) to support the Plan's production.

Figure 3.1: Sustainability Appraisal Framework

Sustainability Appraisal Framework		
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life
	5	Improve quality of life through well designed inclusive developments
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise
	7	Protect and where opportunities arise, enhance habitats and biodiversity
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value
Prudent use of natural resources	10	Reduce impacts on the environment
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources
	12	Promote energy and resource efficiency, encouraging clean energy production
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential

- 3.8 The HRA for the Plan has been prepared at various stages in the Plan's production. It has helped to shape the approach to the mitigation of the potential impact of

growth on the internationally designated wildlife sites both within the District and in close proximity to it. This will also be the case for this Main Modifications stage of the Plan preparation where the HRA is being updated to reflect the modifications being proposed.

- 3.9 When appraising the modifications, the revised policy approach has been tested against the SA Framework in Figure 3.1 using the categories set out in Figure 3.2. These categories and the appraisal process have been used throughout the various stages of the SA to give consistency. In addition commentary has been added to highlight the significance of the modification in altering the policy approach and therefore altering the appraisal result.

Figure 3.2: Key to appraisal results

++	Strong positive impact
+	Positive impact
0	Neutral or no impact
-	Negative impact
--	Strong negative impact
?	Unknown or uncertain impact

- 3.10 The appraisal of the policy as amended by the relevant Main Modification has, where relevant, been compared against the appraisal of the Pre-submission policy as recorded in the North Dorset Local Plan Part 1 – Sustainability Report (SUD003) and its associated supplement (SUD008). In addition, where relevant comparison has been made with the appraisal results in the Initial Sustainability Appraisal Report (COD010) and its associated addendum (COD004).

4. Local Plan Modifications

- 4.1 Since the submission of LP1 to the Secretary of State, there have been a number of changes suggested to the text of the plan. Many of these changes have been minor corrections or for clarification where as some have been more major and alter elements of the overall strategy and have arisen either at the suggestion of the council, or during the Hearing discussions or otherwise in response to Inspector's questions or where third parties have established consensus. The more significant of these are to be dealt with as Main Modifications about which the council has invited the Inspector to indicate where by including these that would make the Local Plan sound. The Inspector has set out these Main Modifications in a Note to the council dated 9th June and in accordance with the regulations the council will invite representations to be forwarded to the Inspector to consider in the preparation of his Final Report on the North Dorset Local Plan Part 1.

Main Modifications

- 4.2 Where a significant change which alters the overall strategy within LP1 is being suggested, a full SA of the amended policy has been undertaken. This appraisal considers the likely impact of the change in policy and where relevant, compares the change against the appraisal that has already been undertaken and reported in previous SA reports. The appraisal of the policies that have been subject to Main Modifications has used all readily available information to inform officers' professional judgement.
- 4.3 Where a Main Modification makes a change to the Local Plan which does not fundamentally alter the approach being taken but changes a point of detail, commentary has been given on the implications of this change. A detailed assessment against the SA Framework in Figure 3.1 is not considered necessary and therefore has not been undertaken.
- 4.4 In addition to the appraisal of each of the Main Modifications, the cumulative impact of LP1 as a whole has been assessed to identify any significant impacts that may arise out of its implementation.

Additional Changes

- 4.5 Many changes to the submission version of LP1 do not arise because of issues of soundness but have been suggested for the purposes of clarify e.g. minor typos or updated references etc. and other reasons. They do not affect the overall strategy within the Local Plan but provide detail, add precision and coherence or correct an error. These changes have been 'sieved' to identify any significant SA implications. Those that are considered to have some implications have been outlined in Appendix A and have been subject to SA alongside the Main Modifications.

Figure 4.1: Main Modifications broad assessment

Reference	Policy / Paragraph	Modification	Soundness reason	SA Implications	SA Required?
MM1	Paragraph 1.9	Extending Plan period	Consistent with national policy	Primarily procedural and therefore unlikely to result in a significant change in SA conclusions. Consideration should however be given to the implications.	No
MM2	In the Introduction chapter	Commitment to an early review of LP1	Justified	Primarily procedural. The review of the Local Plan will be subject to an SA therefore giving a further opportunity to reconsider SA issues. The commitment to a review of the Plan therefore does not require an SA.	No
MM3	Policy 2 and supporting text	Amend to reflect revised approach e.g. settlement boundaries, Stalbridge etc.	Justified and positively prepared	A significant change in the approach being taken outside of the four main towns. This will therefore require SA.	Yes
MM4	Policy 3	Clarification of policy	Justified	These are minor changes to the policy. An SA is needed to consider the impact.	Yes
MM5	Policy 6 and supporting text	Amend to reflect revised approach on housing distribution (including second homes allowance)	Justified	This modification increases the overall housing target for the plan. An SA is therefore required.	Yes
MM6	In chapter on Delivering Homes and in Appendix	Refer to housing trajectory – including up-date and include in an Appendix	Justified and effective	This detail is added for clarity and does not impact on the overall strategy within the Plan.	No

Reference	Policy / Paragraph	Modification	Soundness reason	SA Implications	SA Required?
MM7	Policy 7	Refer to bedroom numbers not sizes. Refer to providing housing for households requiring specially adapted or supported housing	Justified and effective	This adds additional clarity to the delivery of specific types of homes. It will change the way housing is delivered and therefore should be subject to SA.	Yes
MM8	Policy 8 and supporting text	Amend to reflect revised approach on affordable housing	Positively prepared, justified and effective	A change to the policy approach therefore will require SA.	Yes
MM9	Policy 11 and supporting text	Amend to reflect revised approach to the economy	Justified and consistent with national policy	An amendment that acknowledges a change in approach at the national level. However the change does impact on the Local Plan approach therefore SA is required.	Yes
MM10	Policy 13	Amend threshold for SuDS from 2 to 10 dwellings	Justified	This approach reflects a change in national policy. It alters the approach locally and therefore requires an SA.	Yes
MM11	Supporting text of Policy 13	Clarification regarding public art provision	Justified	This modification changes the circumstances when public art will be required. It does not substantially alter the approach but the implications should be subject to SA.	Yes
MM12	Supporting text of Policy 14	Clarification regarding healthcare provision	Justified and positively prepared	This is primarily an update however due to the extent of the changes, an appraisal of the change is considered appropriate.	Yes

Reference	Policy / Paragraph	Modification	Soundness reason	SA Implications	SA Required?
MM13	Policy 15 and supporting text	Clarification regarding green infrastructure	Justified	These changes are generally for clarity however due to the extent of the changes, an appraisal is considered appropriate.	Yes
MM14	Policy 16 and supporting text (Blandford)	Amend to reflect Council's revised approach (e.g. to housing locations)	Positively prepared, justified and effective	This requires an appraisal as it involves a change in approach to the development of sites.	Yes
MM15	Policy 17 and supporting text (Gillingham)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	This involves small changes to the policy. An SA is needed to consider the impact.	Yes
MM16	Policy 18 and supporting text (Shaftesbury)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	This involves small changes to the policy. An SA is needed to consider the impact.	Yes
MM17	Policy 19 and supporting text (Sturminster Newton)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	This change involves an increase in housing numbers and therefore should be subject to an appraisal.	Yes
MM18	Policy 20 and supporting text (Stalbridge, the villages and the countryside)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	This change alters the approach outside of the four main towns therefore an appraisal is essential.	Yes

Reference	Policy / Paragraph	Modification	Soundness reason	SA Implications	SA Required?
MM19	Policy 21 and supporting text (Gillingham SSA)	Amend to reflect Council's revised approach, including with regard to affordable housing provision, monitoring and the location of the local centre	Positively prepared, justified and effective	This involves small changes to the policy. An SA is needed to consider the impact.	Yes
MM20	Policy 24 and supporting text	Amend to reflect Council's revised approach to space standards	Justified	This involves small changes to the policy. An SA is needed to consider the impact.	Yes
MM21	Supporting text to policy 25 and policy 25	Amend to reflect Council's clarified approach to private open space provision	Justified	This involves small changes to the policy. An SA is needed to consider the impact.	Yes
MM22	Policy 27	Amend to include reference to viability	Justified	This involves a small change to the policy. An SA is needed to consider the impact.	Yes
MM23	Supporting text to policy 29	Amend to reflect Council's clarified approach to the re-use of buildings in the countryside	Justified	This involves a small change to the policy. An SA is needed to consider the impact.	Yes
MM24	Policy 30 and supporting text	Amend to reflect Council's clarified approach with regard to the small-scale expansion of countryside employment sites	Positively prepared and justified	This involves number of changes to the policy. An SA is needed to consider the impact of these changes.	Yes
MM25	Policy 32	Amend to reflect Council's clarified approach to equine-related development	Justified	This involves a small change to the policy. An SA is needed to consider the impact.	Yes

Reference	Policy / Paragraph	Modification	Soundness reason	SA Implications	SA Required?
MM26	Figure 11.1 Monitoring	Amend and strengthen approach to monitoring	Effective	Monitoring is an important part of the SA process. The approach to monitoring of the SA is integrated into the monitoring of the Local Plan. It will be important to ensure that the monitoring framework is sufficiently comprehensive to monitor the SA fully.	No
MM27	Appendix C	Amend to reflect Council's clarified approach to parking provision	Justified	This change recognises the difficulties of providing parking spaces on some sites. The implications of this need to be assessed in SA terms	Yes

5. Appraisal Discussions

- 5.1 The Main Modifications and associated policy approach as outlined in Figure 4.1 have, where appropriate, been subject to an appraisal against the SA Framework outlined in Figure 3.1 as established in the 2009 SA Scoping Report. Where appropriate, the results of this appraisal (detailed in Appendix B) have been compared against the earlier results as reported in the Pre-submission Sustainability Appraisal Report (SUD003) and its associated supplement (SUD008). Where relevant, reference has also been made to the results of the appraisal undertaken in 2010 (COD010).
- 5.2 Where a detailed assessment against the SA Framework was not considered necessary, commentary on the implications of the change has also been included in Appendix B.
- 5.3 The main options considered as part of this appraisal were whether to accept all of the Main Modifications and allow the Local Plan to progress towards adoption or whether to amend the set of Main Modifications to address identified sustainability issues.
- 5.4 Not adopting the Main Modifications could potentially delay the adoption of the Local Plan, leading to a situation where the Council cannot be proactive in managing growth in the area. This may potentially lead to inappropriate development taking place in an uncoordinated manner, leading to sustainability issues. However proceeding with Main Modifications which may result in undesirable outcomes in sustainability terms could result in greater detrimental impacts. For this reason the SA has been undertaken on a rigorous basis looking for any adverse impacts.

Implications of Main Modifications

- 5.5 In most instances the Main Modifications, considered individually have little or no impact on the results of the SA undertaken on the Pre-submission version of the Local Plan and consequently have little or no impact on the SA Objectives included within the SA Framework (Figure 3.1).
- 5.6 There are however some instances where mitigation may be necessary to offset some of the less positive impacts of the Main Modifications. In most instances, where mitigation is suggested as being necessary, the Main Modification has a slightly less positive impact or an uncertain impact when compared against the approach proposed in the Pre-submission Local Plan. The findings of the appraisal of each of the Main Modification is summarised in Figure 5.1.
- 5.7 The purpose of the mitigation is therefore to address this uncertainty or to address the negative effect of the modification. In most instances the proposed mitigation relates to the close monitoring of the implementation of the Local Plan with a view

to addressing any noteworthy negative impacts through the review of the Local Plan or an alternative mechanism.

- 5.8 In addition, many of the issues that have been identified through this appraisal are better addressed at the application stage of the planning process. An example of this would be to negotiate for public art provision on larger sites or to secure biodiversity mitigation.

Figure 5.1: Summary of appraisal conclusions

Main Modification reference.	Application stage Issues										
	No implications identified	Monitor delivery of housing/affordable housing/ house types	Review IOWA designations	Produce Green Infrastructure Strategy	Monitor availability of employment units	Negotiate delivery	Traffic issues / monitoring	Biodiversity issues	Landscape impacts	Heritage implications	Open space provision
MM1	x										
MM2	x										
MM3							x	x	x	x	
MM4	x										
MM5		x									
MM6		x									
MM7		x									
MM8		x									
MM9					x						
MM10	x										
MM11						x					
MM12						x					
MM13			x	x							
MM14							x	x	x	x	
MM15	x										
MM16	x										
MM17									x		
MM18							x	x	x	x	
MM19								x			
MM20	x										
MM21											x
MM22	x										
MM23	x										
MM24							x				
MM25	x										
MM26	x										
MM27	x										

- 5.9 The Main Modification that has the largest scope for impacts that vary from those assessed in the SA of the Pre-submission Local Plan is that relating to the dispersed approach to growth (MM3). Within the towns, sites have been identified and approaches to mitigation for any adverse impact have been built into the policies within the Local Plan. In Stalbridge and the larger villages, the development sites have not yet been fully identified and assessed. This leaves open the potential for impacts on local character, landscape, heritage and biodiversity amongst other issues, all of which will need to be addressed. It is considered however that the policies in the Local Plan will enable adequate mitigation to be negotiated at the application stage.
- 5.10 Where insufficient sites are developed within particular settlements or where a community has aspirations for further development, sites can be identified through the review of the Local Plan or through Neighbourhood Development Plans. This approach will also allow for adequate site based mitigation to be built into development proposals.
- 5.11 Of the issues identified through the Appraisal, the impact on biodiversity is particularly noticeable especially in relation to MM14 and the Bryanston SSSI and also in relation to MM3 and the dispersed approach to development where there is the potential for impacts on the internationally designated sites within and in close proximity to the settlements identified for growth. These issues are covered in more detail in the HRA being prepared to assess the implications of these Main Modifications, the results of which will need to be taken into account.
- 5.12 In relation to the Equalities Impact Assessment, the main issue identified related to rural isolation and in particular for the young, the disabled and the old. The approach of having a more dispersed pattern of development should help to meet the housing needs of those in the rural areas and also help to improve the sustainability of rural communities especially by supporting rural facilities. This approach is considered to be more favourable in addressing rural isolation issues than the approach in the Pre-submission Local Plan.

Cumulative impact of Main Modifications

- 5.13 In addition to considering the implications of each of the Main Modifications individually, it is important to consider the cumulative impact of the modifications on the effectiveness of the Local Plan as a whole.
- 5.14 As can be seen from Figure 5.1, the majority of the implications either have 'no implications' or require some degree of monitoring. There are then a number of actions that are required once the Local Plan has been adopted and at the application stage of development proposals.
- 5.15 The review of the IOWA designations and the production of the Green Infrastructure Strategy are linked in that they both relate to green space and

mitigation against biodiversity loss. The results of these two recommendations can then be taken into account in the review of the Local Plan.

- 5.16 The issues that are more appropriately addressed through the application stage of development proposals primarily relate to the environmental impacts associated with growth. Issues such as landscape and heritage impacts are often addressed through on-site mitigation such as design, layout and landscape planting. It would be inappropriate to try to address detailed site specific mitigation packages through a strategic assessment such as the SA. The role of the SA is to highlight where issues may arise and ensure that they are addressed in broad terms through policy to give a decision maker a mechanism to address the issue.

6. Conclusions and Recommendations

- 6.1 The implications of the Main Modifications when taken as a whole are not considered to be significant when assessed against the SA Framework. In most instances, the results of the assessment have not significantly changed from the results of the SA undertaken on the Pre-submission version of the Local Plan.
- 6.2 The main change to the results of the SA arising from the Main Modifications relates to the more dispersed approach to development (MM3). The implications of this will need careful assessment through the application process. In addition, where sites are allocated through a Neighbourhood Development Plan or subsequently through the review of the Local Plan, the SA implications and appropriate mitigation can be addressed.
- 6.3 The Main Modifications as proposed and as assessed in this report, should be taken forward in their current form. Careful monitoring in accordance with the monitoring framework proposed in the Local Plan (as modified by MM26) will however be required with the results of this monitoring being used to inform the review of the Local Plan.

Appendix A: Additional Changes to the Plan

- A.1 The Main Modifications as set out in Figure 4.1 of this report are those where an issue of “soundness” has been identified which would need to be addressed to enable the Local Plan to be adopted. In addition to the Main Modifications, there are a number of more minor changes that are to be made to the plan. Many of the minor changes to the Local Plan arise as a consequence of the Main Modifications to the Local Plan. Other minor changes are being made to add clarity to the Council’s preferred approach or to correct/update the text within the Local Plan.
- A.2 Due to the minor nature of these changes, many of them do not change the strategy within the Local Plan in a significant way and therefore are not required to be subject to a detailed SA. The minor changes have been “screened” to assess their significance with the following being identified as requiring consideration through the SA process.

Figure A.1: Minor changes with SA implications.

Change Reference	Outline of change	Possible SA implications	Corresponding MM
3/2/3	A requirement for Neighbourhood Development Plans to include arrangements for monitoring of their implementation.	This strengthens the monitoring arrangements for the Local Plan and the SA.	Considered under MM26
3/2/7	The use of the identified 'broad locations for growth' around the main towns in the decision making process when an application is submitted.	This does not enable a proactive consideration of the constraints / implications of development in a strategic way. It is a reactionary approach where the extents of the development could be 'pushed' into more sensitive areas.	Considered under MM3
4/3/5	Removal of a requirement for developments to 'look to go further' than the minimum requirements set by national policy.	Although pushing the boundaries of the national requirements may impact on the viability of schemes, not doing so will impact on greenhouse gas emissions.	Considered under MM4
5/6/13	Acknowledgement that the housing target rate should not be seen as a maximum as long as the spatial strategy is maintained.	This reflects the need for housing. There are however potential environmental impacts that would result from an unrestricted approach.	Considered under MM5
5/8/16	To incorporate the 'vacant building credit' element of national policy into the Local Plan. It removes the requirement for a vacant building to provide affordable housing when it is brought into residential use.	This will have implications for the provision of affordable housing.	Considered under MM8
7/15/5	Highlighting the link between the provision of nature reserves as part of developments and the deflection of pressure on internationally designated sites.	This is a recommendation that came from the HRA. It is likely to have an environmental impact.	Considered under MM13

Change Reference	Outline of change	Possible SA implications	Corresponding MM
8/19/16	Identification of the need to relocate the primary school in Sturminster Newton to the north of the town.	The implications of this relocation for the residential site to the north of the town and the potential landscape impacts will need to be considered.	Considered under MM17
9/21/10	Removal of the need for the Master Plan Framework for the Gillingham SSA to be subject to HRA.	This was a recommendation of the previous iteration of the HRA. The removal of this requirement will need to be considered.	Consider under MM19

Appendix B: Detailed Appraisal Results

B.1 Since the Pre-submission SA was undertaken, the Local Plan has been subject to examination in public in front of an Inspector. The Inspector identified a number of shortcomings in the Local Plan related to soundness. He has suggested that these should be addressed through a number of Main Modifications and that the SA implications of these modifications should also be considered. The results of this further SA work are included in this Appendix.

MM1: Extending the Plan period and MM2: Early review of the Plan

B.2 It is not considered necessary for either of these modifications to be subject to a full Appraisal. The two changes together effectively offer a route for the implications of the plan period extension to be addressed through the early review. Any review of the plan will need to be subject to SA and therefore the implications of any increase in development towards the end of the longer plan period can be considered through this mechanism.

B.3 The potential implications of a longer plan period include the cumulative effect of growth on top of that already planned for in the period to 2026. The additional growth to 2031 will have an impact but this can be identified and addressed through the review of the Local Plan in the light of the monitoring information that will be collected during the production of the revised plan.

B.4 If the Local Plan was not able to proceed towards adoption, the potential to deliver growth to meet demand and to manage the potential consequences of this growth in a proactive way is lost leading to the possibility of unsustainable development. The commitment to an early review of the Plan enables a short to medium term boost to housing supply to be achieved with a review tackling the longer term supply on the basis of revised evidence. This would enable growth to be managed in a way that leads to sustainable development.

Conclusion

B.5 No significant effects are likely as a result of these two Main Modifications.

MM3: Stalbridge and the larger villages

B.6 Relevant to Pre-submission Polic2 – Core Spatial Strategy, Policy 20 – The Countryside and the associated supporting text.

The draft Core Strategy 2010

B.7 The Assessment of the 2010 Core Strategy policy looked at the overall spatial strategy for the District. This looked to focus the growth at the main towns of Blandford, Gillingham and Shaftesbury with a lower level of growth being proposed for Sturminster Newton. On top of this focus, growth was proposed for Stalbridge and the eighteen larger villages. Approximately 71% of the proposed housing growth was proposed for the three largest towns with 29% in Sturminster Newton, Stalbridge, the larger villages and the Countryside.

The Pre-submission Local Plan and Main Modification

B.8 The Appraisal of the Pre-submission Local Plan assessed the approach of only assigning growth to the four main towns of Blandford, Gillingham, Shaftesbury and Sturminster Newton. Outside of these four towns, the focus was to be on meeting needs through reliance on neighbourhood development plans. In the areas outside of the four main towns, settlement boundaries around all settlements were to be removed. The approximate proportion to be delivered at the three largest towns was 85% with 15% being assigned to Sturminster Newton, Stalbridge, the larger villages and the Countryside. This approach was identified by the inspector as unsound and therefore is the subject of a Main Modification.

B.9 The Main Modification looks to reintroduce settlement boundaries around Stalbridge and the eighteen larger villages assigning a level of growth to these settlements to meet need arising from outside of the four main towns.

B.10 The appraisal of this modification looks at the overall spatial approach of assigning the majority of the growth at the four main towns with a lower level of growth being assigned to Stalbridge and the larger villages. The approximate proportion now being proposed in the three main towns is 79% with 21% in Sturminster Newton, Stalbridge, the larger villages and the Countryside.

B.11 The change in approach that results from MM3 is suggested to have a broadly similar impact to the approach proposed in the draft Core Strategy in 2010. Whilst a slightly lower proportion of the District's growth is proposed outside of the four main towns the proportion in this area is considered to adequately address the housing needs as indicated by available evidence, particularly in the short to medium term. Although the impact is thought to be positive, there is the potential for increased reliance on the private car as a result of the more dispersed approach to growth. The positive result shown below is due to the removal of settlement boundaries

around the smaller settlements, moving away from the very dispersed approach currently in place through the adopted 2003 Local Plan.

- B.12 In addition to the potential for increased traffic growth as a result of the more dispersed approach, some of the larger villages proposed to receive some growth are in close proximity to internationally designates wildlife sites specifically the site at Fontmell and Melbury Downs. It will be important to ensure that any growth in close proximity to important wildlife sites mitigates any potential impact on these sites. This implication will need to be considered in more detail through the Habitats Regulations Assessment being undertaken to support the Main Modifications to the Local Plan.
- B.13 On top of this Main Modification, the Council is proposing to use the broad locations for growth as identified in the Pre-submission Local Plan Part 1 when making decisions on development proposals within the District (change reference 3/2/7). This will enable the delivery of housing on these sites prior to their formal allocation in Local Plan Part 2. However, there is concern that this approach may result in 'development creep' with the boundaries of the site extending beyond the obvious boundaries on the ground. It will be important in these respects that robust site analysis is undertaken and used in the decision making process to define the site boundaries and deliver the housing that is required.

Conclusion

- B.14 Through the review of the Local Plan, taking on board the results of the proposed monitoring, any shortfall or other issues can be addressed. This can include consideration of the traffic impact arising from the dispersed approach to growth. It is however considered appropriate to go ahead with this modification and to monitor the impacts with the results of this monitoring being considered through the review of LP1.

MM3 The approach to Stalbridge and the larger villages					
SA Objectives			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	+	++	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	++	++	++
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	0	+	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	+	+
	5	Improve quality of life through well designed inclusive developments	0	0	0
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	+	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	+	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	?	0	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	+	0

MM3 The approach to Stalbridge and the larger villages					
SA Objectives			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	+	+	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	0	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	0	+	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	+	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	++	+
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	+	+	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0	0

MM4: Clarification of Policy 3 – Climate Change

B.15 Relevant to Pre-submission Policy 3 and supporting text

The draft Core Strategy 2010

B.16 The Initial Sustainability Appraisal looked at the draft policy on Climate Change. This policy sought to establish requirements through the Code for Sustainable Homes and included a requirement for delivering renewable energy. The appraisal however recognised the cost implication of the requirement to go further than the Code for Sustainable Homes targets as an impediment to the delivery of housing. The appraisal also took a more holistic approach to climate change mitigation and adaptation seeking to integrate their consideration throughout the revised Core Strategy.

The Pre-submission Local Plan and Main Modification

B.17 Since the Core Strategy was written, the Code for Sustainable Homes has been superseded by the Government's Zero-Carbon Homes policy. This seeks to implement more stringent energy efficiency standards through Building Regulations and to introduce a mechanism for delivering off-site measures where the full requirements of Building Regulations cannot be met on-site. The policy set out the approach to new and existing buildings and to the adaptation and mitigation of climate change.

B.18 The results of the appraisal of the Pre-submission policy concluded that the approach was in line with the Government's Zero-Carbon Homes policy and therefore helped to deliver efficient homes. It did however acknowledge that the national requirement was less than the optimum achievable and that the approach did not reflect local opportunities. In relation to adaptation, the policy was assessed to adequately cover flood risk, the preservation of water resources and the impacts on biodiversity.

B.19 The Main Modification (MM4) made some changes to the policy that arose during the hearing sessions. The changes:

- removed the requirement for developments to contribute to the most up-to-date renewable energy targets;
- removed the requirement for detailed energy statements from the policy (although they are still referenced in the supporting text);
- removed the requirement for off-site Allowable Solutions measures for smaller sites; and
- removed the reference to multi-functional elements helping to adapt to climate change.

B.20 The appraisal of this Main Modification looked at the implications of these changes.

- B.21 In addition a minor change made to the plan removes the need for developments to look to go further than the minimum set by national standards (change reference 4/3/5). This minor change has been considered alongside this Main Modification.
- B.22 In relation to the approach taken in the policy, the changes made as a result of the hearings are considered to be minor. The main impact of the changes made as a part of this Main Modification is the reduction in the emphasis on the provision of renewable energy. As a result of these changes the average level of greenhouse gas emissions from new dwellings will be less than under the Pre-submission version of the Local Plan. This impact will be difficult to quantify and is likely to be masked by the increased efficiency of home appliances, and in the light of the switch to renewable energy at the national scale. However, any reductions in greenhouse gas emissions cumulatively help to reduce the onset of climate change.

Conclusion

- B.23 These changes largely reflect changes in national policy which are out of the control of the District Council without the collection of further supporting evidence. This may be something worth considering as part of the review of LP1 however, without this evidence; it is considered to alter LP1 in accordance with this Main Modification.

MM4 Clarification of Policy 3 Climate Change					
SA Objectives			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0	+	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	0	+	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0	0	0
	5	Improve quality of life through well designed inclusive developments	+	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	++	++
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	+	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0	0	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	0	0

MM4 Clarification of Policy 3 Climate Change					
SA Objectives			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	-	+	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	++	++
	12	Promote energy and resource efficiency, encouraging clean energy production	0	+	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	0	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0	+	+
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	0	0	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0	0

MM5: Housing distribution and numbers

B.24 Relevant to Pre-submission Policy 6 and supporting text.

B.25 The majority of the implications of this main modification have been covered under Main Modification 3 relating to the areas outside of the four main towns. The only part of this Main Modification not previously covered is the increase in the Local Plan housing target from 280 dwellings per annum to 285 dwellings per annum to reflect an allowance for second homes. In addition, the minor change relating to the housing target not being seen as a 'ceiling' to housing delivery as long as proposals are in accordance with the spatial strategy has been considered here.

The draft Core Strategy 2010

B.26 The Housing distribution in the draft Core Strategy has been covered under Main Modification 3. The approach proposed approximately 21% of the housing requirement in Blandford, 33% in Gillingham, 17% in Shaftesbury, 7% in Sturminster Newton, 17% shared between Stalbridge and the 18 largest villages and about 4% in the remainder of the countryside. The overall housing target was that set out in the now revoked draft Regional Spatial Strategy. This requirement was for 350 dwellings per annum.

The Pre-submission Local Plan and Main Modification

B.27 The pre-submission Local Plan looked to deliver 280 dwellings per annum, taking into account a small allowance for vacant dwellings. This housing target was to be distributed with about 23% being proposed in Blandford, 35% in Gillingham, 27% in Shaftesbury, 9% in Sturminster Newton and 6% in Stalbridge, the 18 largest villages and the countryside.

B.28 The appraisal of this housing distribution and requirement concluded that the approach should reinforce the roles of the main towns as service centres for their rural hinterlands. This approach was considered help to reduce reliance on the private car through the town centred focus, offer greater protection of the landscape and offer opportunities for biodiversity enhancement and infrastructure provision due to the scale of the development. It was however acknowledged that this approach would restrict the ability for housing needs in rural areas to be met as the only approach for doing so was through the neighbourhood planning route.

B.29 The requirement for the delivery of 280 dwellings per annum reflects the most up to date tested housing requirement for the District. However, through discussions at the hearings, it was acknowledged that there had been no allowance made for second homes and

hence through this Main Modification, the annualised housing target will be raised to 285 dwellings per annum. In addition, the plan period has been lengthened by 5 years to 2031.

- B.30 The implications of the revised housing target for the spatial distribution of housing are that about 21% is proposed for Blandford, 39% for Gillingham, 20% for Shaftesbury, 7% for Sturminster Newton and 14% for Stalbridge, the larger villages and the Countryside.
- B.31 As a result of MM1, MM3 and MM5 the overall housing target has been increased from 4200 homes to 5700 homes, an increase of 1500 homes over the 20 years from 2011 to 2031 as shown in Figure B1. This increase of 1500 homes is accommodated through the revised approach to Stalbridge and the larger villages (at least 500 additional dwellings), on existing identified broad locations for growth (at least 300 dwellings) and at the Gillingham Southern Extension (at least 700 dwellings).

Figure B1: Changes in housing target.

	Local Plan Part 1 – Submission Version	Main Modification changes
Plan period	2011-2026	2011-2031
Housing target	4200	5700
Annualised plan target	280	285

- B.32 The implications of the revised spatial distribution have been covered under MM3 – the approach to Stalbridge and the larger villages. This appraisal included considerations of the implications for additional provision at the broad locations and at the Gillingham Southern Extension. However the implications of the revised housing requirement to allow for second homes are considered to be limited as the increase is relatively minor when compared against the overall plan target. The additional allowance for second homes equates to an additional 1.8% of the 280 dwellings per annum target proposed in the submission version of Local Plan Part 1. Over the revised plan period (2011 to 2031) this equates to an additional 100 dwellings.
- B.33 The proposed minor change highlighting that the housing target is not a ‘ceiling’ to development could potentially have implications for the local environment in particular local character and landscape however as the spatial strategy and settlement boundaries will control the location of this growth, it is considered that this impact will be minimal. The impacts that may occur can be more

appropriately considered through the application process rather than at the strategic scale as established through the Local Plan process.

Conclusion

- B.34 Inclusion of an allowance for Second Homes recognises the fact that individuals do own second homes. If an allowance was not made for second homes, the housing needs of households would not be fully met. In addition, the economic potential that can be gained from Second Homes, especially those used as holiday lets, can be realised. There is however a negative side to second homes where a large proportion of homes in a settlement become second homes, removing the community feel associated with the settlement. Overall, the inclusion of a second homes allowance in accordance with this Main Modification is considered important in allowing housing need to be better met. Similarly, the allowance for additional dwellings to be delivered over and above the housing target in the Local Plan will help to meet any additional need, giving greater flexibility.

MM5 Allowance for Second Homes				
SA Objectives			Include Second Homes allowance	Do not allow for Second Homes
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	+	-
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	-
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	0	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	0
	5	Improve quality of life through well designed inclusive developments	0	0
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	0

MM5 Allowance for Second Homes				
SA Objectives			Include Second Homes allowance	Do not allow for Second Homes
Prudent use of natural resources	10	Reduce impacts on the environment	0	0
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	0	0
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	-
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	+	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0

MM6: Housing trajectory

- B.35 Relevant to Pre-submission Policy 6 and supporting text
- B.36 The inclusion of a housing trajectory in the Local Plan adds clarity as to the Council's expected delivery rate of housing. It is a useful tool to show how any shortfall in supply can be recovered but also helps give certainty to the supply of housing. The sustainability implications are considered minimal and therefore a full SA is not required.

Conclusion

- B.37 No significant effects are likely as a result of this Main Modification and therefore the housing trajectory should be added to the Local Plan. The trajectory should be kept up to date through the Council's Annual Monitoring Report.

MM7: Housing types

- B.38 Relevant to Pre-submission Policy 7 and supporting text
- B.39 This Main modification can conveniently be split into two parts; that relating to the change from bedroom size to bedroom numbers and the change to make provision for the housing needs of people requiring specially adapted or supported housing. The first part related to bedroom numbers is not considered to have any significant effects and therefore a full SA is not required however the requirement for specially adapted or supported housing has been assessed fully.

The draft Core Strategy 2010

- B.40 The draft Core Strategy contained a policy setting out the Council's requirements for housing types. This included the delivery of family homes to help stimulate the local economy by encouraging economically active households to move to the area. It also included a requirement for affordable homes to be primarily smaller to meet the identified need. In addition there was a requirement for the Lifetime Homes Standard to be met particularly to meet the needs of those with special requirements. Lifetime Homes Standard required homes to be built to enable adaptation to meet the changing needs of the occupants over their lifetime. This included sufficient parking space and access to shower/WC and Bedroom at the entrance level.

The Pre-submission Local Plan and Main Modification

- B.41 Although the pre-submission version of the Local Plan didn't include a specific standard for particular house types, it did acknowledge the different needs of particular groups, including the elderly and the disabled. This Main Modification responds to the needs of a specific group of people who require specialist housing. The modification sets out a specific mechanism for assessing what the needs are and how these should be met. The need for this type of housing has been specifically identified by the County Council who have a responsibility to provide and manage such housing.
- B.42 The appraisal of the revised policy for delivering homes highlights the importance of delivering housing to meet the needs of all groups including those with specialist needs. Meeting the needs of those with specialist needs helps to integrate them within local communities, improving health and building strong communities. The overall approach included in the policy is therefore thought to have a positive effect in SA terms.

Conclusion

- B.43 Including a requirement for the provision of specialist and adaptive housing within the Local Plan is considered to have a positive impact on the provision of housing to meet the needs of the community and to help build community cohesion. It is therefore appropriate to make this Main Modification

MM7 Housing Types			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
SA Objectives					
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	++	++	++
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	+	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+	++
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	++	++
	5	Improve quality of life through well designed inclusive developments	+	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	-	+	+
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	0	0

MM7		Housing Types			
SA Objectives		Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal	
Prudent use of natural resources	10	Reduce impacts on the environment	0	0	0
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	0	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0	0	0
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	0	0	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0	0

MM8: Affordable Housing

B.44 Relevant to Pre-submission Policy 8 and supporting text. Also of relevance to the settlement based policies, Policies 16 to 20.

The draft Core Strategy 2010

B.45 The draft Core Strategy sought the provision of 40% affordable housing on all sites. The policy acknowledged that viability in some areas may be compromised by this requirement and therefore sought a lower percentage of 35% within Gillingham. Due to problems with housing affordability within the District, the SA of the 2010 Core Strategy concluded that seeking the highest level of affordable housing within viability constraints offered the greatest benefits in terms of sustainability.

The Pre-submission Local Plan and Main Modification

B.46 The Pre-submission Local Plan revised the approach set out in the draft Core Strategy to reflect the practical issues with the proposed approach. It raised the threshold at which affordable housing would be sought to three net dwellings to reflect the issues with smaller sites and where dwellings were lost to enable development. The percentages of affordable housing being sought were also amended to reflect viability concerns at Gillingham. Outside of Gillingham, 40% was being sought whilst within the town, 30% was to be sought with 35% on the Southern Extension.

B.47 Since this approach was proposed, the Government altered the threshold above which affordable housing can be sought and the Council had produced a 'whole plan viability assessment'. The amended threshold was for affordable housing contributions to be sought from sites of 6 or more dwellings in the AONBs and on sites of 11 or more dwellings elsewhere. The amended percentage requirements were for 25% to be sought in Gillingham (including the Southern Extension) and Sturminster Newton, 30% in Blandford and Shaftesbury and 40% elsewhere. This revised approach, along with a requirement for a proportion of affordable dwellings to be provided for people with specialist needs, form the basis of Main Modification 8.

B.48 In addition to these changes, the Government have introduced the 'Vacant Building Credit'. This reduces the requirement for affordable housing provision on sites where an existing vacant building is brought back into use or demolished and replaced with a new building. The intention is to offer an incentive for vacant buildings and brownfield sites to be reused. This has been incorporated into the Local Plan through minor change reference 5/8/16.

- B.49 Although the overall percentage of affordable housing that will be delivered across the District will be reduced as a result of the amended policy approach, the revised approach does take into account broad viability constraints and encourages the reuse of brownfield sites. The revised approach also enables contributions to be collected to help deliver infrastructure helping to improve the sustainability of settlements within the District.
- B.50 The delivery of affordable housing will need to be monitored with a view to ensuring that needs are being met. Where there is an identified issue in relation to delivery, the approach can be addressed through the review of the Local Plan.

Conclusion

- B.51 Overall, the revised approach resulting from the Main Modification will not have any significant adverse impacts in SA terms.

MM8 Affordable Housing – Local Plan Part 1 Policy 8			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
SA Objectives					
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	++	++	++
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	+	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	++	+	++
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	++	++	++
	5	Improve quality of life through well designed inclusive developments	0	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0	+	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	0	0

MM8 Affordable Housing – Local Plan Part 1 Policy 8					
SA Objectives			Draft Core Strategy 2010	Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	0	0	0
	11	Reduce pressure on the district’s natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	0	+	0
	12	Promote energy and resource efficiency, encouraging clean energy production	+	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district’s economy through provision of the necessary infrastructure for a more sustainable economy	0	+	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0	0	+
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	0	0	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0	0

MM9: The Economy

B.52 Relevant to Pre-submission Policy 11 and supporting text.

The Pre-submission Local Plan and Main Modification

B.53 The approach proposed in Policy 11 of the Pre-submission version of the Local Plan was to direct the majority of employment growth at the four main towns whilst still enabling appropriate forms of economic development in the areas outside of the towns. The changes arising from this Main Modification add clarity to the Council's role in the provision of jobs. It also reflects the recent announcement from the Government enabling conversion of B8 units to residential use under permitted development. There is also an element of this Main Modification which relates to Policy 3 – Climate Change; this has not been assessed here but under Main Modification 4.

B.54 The permitted change from B8 (storage/distribution) uses to residential under permitted development may result in more residential units being developed however there will be a subsequent loss of storage/distribution units in the district. This may have a negative economic impact. In addition to the loss of storage/distribution units, the residential units supplied as a result of any change may well be in locations which have poor amenity.

Conclusion

B.55 The result of this change is considered to be less positive than the approach in the Pre-submission version of the Local Plan in several aspects however, as it is Government policy the approach needs to be factored into policy.

MM9 The Economy – Policy 11			Pre-submission Local Plan	Main Modifications Appraisal
SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	++	++
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	+
	5	Improve quality of life through well designed inclusive developments	+	0
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	-	-
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	+	+
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	-	-

MM9 The Economy – Policy 11				
SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	-	-
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	+	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	++	++
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	++	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	++	+

MM10: Sustainable Drainage Systems

B.56 Relevant to Pre-submission Policy 13 and supporting text.

The draft Core Strategy 2010

B.57 As part of the draft Core Strategy, the incorporation of Sustainable Drainage Systems (SuDS) into new developments was encouraged as part of draft Policy 11. This approach was considered to reduce the risk of flooding and also offer opportunities for separation of foul and surface water systems. There was considered to be an additional biodiversity benefit associated with the wider deployment of SuDS in development.

The Pre-submission Local Plan and Main Modification

B.58 The approach proposed in the Pre-submission version of the Local Plan required SuDS in all developments of two or more dwellings and for these SuDS schemes to be integrated into the surface water management approach within the area. The policy expected SuDS to be part of the green infrastructure on site.

B.59 Since the Pre-submission version of the Local Plan was published, the Government changed the threshold above which SuDS should be incorporated into developments. The threshold was set at 10 dwellings.

B.60 Although the cumulative impact of not including SuDS in smaller schemes is likely to increase surface water flood risk, the increase in risk is considered to be limited as the majority of these smaller sites are in existing built-up areas. In addition, when hard standing such as driveways and paving are incorporated into developments, these are required to be permeable through Building Regulations. In larger schemes, where the change in surface water run-off will be greater, SuDS will still be required thereby mitigating surface water run-off.

Conclusion

B.61 The change in threshold from 2 dwellings to 10 dwellings as required by this Main Modification is not considered to have a significant impact on flood risk and therefore the sustainability issues are minimal. The Main Modification changes should therefore be made in full.

MM11: Public art provision

B.62 Relevant to Pre-submission Policy 13 and supporting text.

The draft Core Strategy 2010

B.63 The draft Core Strategy did not require public art provision in development schemes. The requirement for an enhanced public realm was raised through consultation and has been increasingly recognised as important. The requirement for public realm improvements has therefore been built into policy.

The Pre-submission Local Plan and Main Modification

B.64 The Pre-submission Local Plan required public art to be incorporated into all schemes. Discussion at the hearings into the Local Plan concluded that this requirement was too onerous for smaller schemes and therefore was quantified as only applicable to larger scale schemes (greater than 200 dwellings or 1000m² of retail or commercial floorspace).

B.65 The implication of this change in requirement is that less public art will be provided however the provision of public art whenever development takes place is not considered practical. It is considered more likely that the benefits of public art are realised if it is provided through larger schemes as it can be designed into the scheme in an appropriate way.

B.66 The provision of public art and public realm enhancements will improve the townscape and result in well-designed developments where landmark features are incorporated into schemes. Improvements to the public realm can also help to regenerate towns, stimulating the local economy.

Conclusion

B.67 Due to the impractical and potentially undesirable requirement for public art to be incorporated into all developments, the introduction of a threshold as required by this Main Modification is considered appropriate.

MM11 Public art provision			Require Public Art in all schemes	Require Public Art in large schemes
SA Objectives			Require Public Art in all schemes	Require Public Art in large schemes
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0	0
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	0	0
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	0	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0	0
	5	Improve quality of life through well designed inclusive developments	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	+	++
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	0	0

SA Objectives			Require Public Art in all schemes	Require Public Art in large schemes
Prudent use of natural resources	10	Reduce impacts on the environment	0	0
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	0	0
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0	0
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	0	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0	0

MM12: Healthcare provision

B.68 Relevant to Pre-submission Policy 14 and supporting text. Also of relevance to the settlement based policies, policies 16 to 20.

The Pre-submission Local Plan and Main Modification

B.69 Through several iterations of the Local Plan, the Council has proposed a position where expansion of healthcare provision would be coordinated through the strategic body responsible for delivery in consultation with GP practices. It was acknowledged that there was need for expanded provision in Blandford and in Gillingham.

B.70 This Main Modification updates the position in Blandford and Gillingham. In Blandford, it identifies the need for careful consideration of the location for expanded provision given the location of the broad areas for growth. In Gillingham, the modification sets out that expanded healthcare facilities will be delivered at the Local Centre that forms part of the Southern Extension to the town.

B.71 The implications of this change are considered to be minimal in SA terms as the approach remains largely the same. The Main Modification adds additional clarity to the policy approach for the two areas already identified as having an issue and setting a mechanism for delivering new facilities where a need arises in the future. The above approach should help to ensure facilities are provided where needed, helping to improve the health and wellbeing of the population and reducing the need to travel long distances to access healthcare provision.

Conclusion

B.72 The Main Modification is not considered to have a significant impact in SA terms and therefore the changes that result should be made.

MM13: Green Infrastructure

B.73 Relevant to Pre-submission Policy 15 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.74 The Green Infrastructure policy in the Pre-submission Local Plan changed little from that proposed in the draft Core Strategy. The Policy signalled the intent of the Council to produce a Green Infrastructure Strategy to coordinate the delivery of multifunctional green infrastructure elements. The policy included some broad standards for the delivery of certain types of green infrastructure including provision for outdoor sports and allotments.
- B.75 The appraisal of the approach in the Pre-submission version of the Local Plan concluded that the policy would help to secure green infrastructure and therefore deliver the multiple benefits that result from a coordinated approach. The importance of preparing the Green Infrastructure Strategy was highlighted.
- B.76 The Main Modification allows for the consideration of viability in relation to on-site provision. It also enables flexibility for the provision of allotments to meet more closely the size requirements of the local community. The modification removes the references to the Green Infrastructure Strategy from the policy text, leaving references in the supporting text only. In addition, a minor change (change reference 7/15/5) highlights the importance of nature reserves and open space in deflecting pressure away from internationally designated wildlife sites.
- B.77 These changes together are considered to only have minor SA implications as the requirement to deliver green infrastructure in accordance with the strategic approach advocated by the policy still exists. The recognition of the value of green space within developments and additional locally designated nature reserves deflecting pressure from internationally designated sites has positive implications for biodiversity. It will be important that this supporting role is included within the Green Infrastructure Strategy.
- B.78 The main part of this Main Modification relates to the revised approach to the saved policy 1.9 Important Open or Wooded Areas (IOWA) from the adopted 2003 Local Plan. The modification proposes a more relaxed approach to the IOWA designation with an opportunity for landowners or developers to undertake a review of the importance of the designation. Although this should not cause any significant impacts, it is essential that the assessment of the designated site is robust and that the significance of the potential loss

of the open or wooded character of the area is taken into account when a decision is made. It is important that a review of the IOWA sites that remain undeveloped is undertaken to ensure that those which require protection remain protected.

Conclusion

- B.79 This Main Modification is unlikely to produce any significant impacts provided that any IOWA review is undertaken in a robust fashion and that this review is taken into account in decision making. A full review of IOWA sites should be undertaken as soon as possible to protect those sites which warrant protection.

MM14: Revised approach to Blandford

- B.80 Relevant to Pre-submission Policy 16 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.81 The Pre-submission Local Plan made provision for about 1100 homes at Blandford with this provision being made on greenfield sites to the south east and south west of Blandford St Mary. The strategy also included the identification of regeneration opportunities to the south of East Street in the town centre.
- B.82 As a result of the main modifications, the policy has been amended to allow for additional homes to be built to the south east of Blandford St Mary, bringing the total housing provision at the town to 1200 dwellings and to allow for additional greenfield sites outside of the bypass to be allocated through the Neighbourhood Plan. The revised approach also makes provision for the allocation of a site for a new doctor's surgery and for the extension of the town centre regeneration area to cover areas to the south of Market Place as well as East Street.
- B.83 Although the revised approach does not alter the strategy overly much, there are a number of changes that have SA implications. Enabling the allocation of additional housing sites outside of the bypass will have landscape implications; this is particularly the case as the town is almost completely circled by AONB. The additional housing that may be provided as a result of such an allocation, above the strategic level of growth identified in the Local Plan would have an impact on the local housing market. The result may be a reduction in house prices locally however the supply of new housing will help to meet need.

- B.84 The additional population that would arise as a result of the delivery of housing would have an increased impact on local community facilities and local infrastructure. A new doctor's surgery would be needed as would new school and sports provision. These facilities would have to be incorporated into any proposals that come through the neighbourhood development plan for the town.
- B.85 The provision of greenfield sites beyond the bypass may result in the town centre regeneration being less viable. Typically the more difficult to develop regeneration sites in town centres are less likely to be developed than greenfield sites. The difficulties of developing these sites, along with the potential for reduced house sales prices from new developments, will have an impact on their viability and therefore make the regeneration less likely.

Conclusion

- B.86 Although the proposed Main Modification is likely to tackle a number of issues raised at the hearings, there are sustainability concerns that should be built into any development proposals for sites beyond the bypass. These concerns are addressed in part by the recommendations included in the Supplement to the Pre-submission Sustainability Appraisal Report. The recommendations are therefore:
- that landscape mitigation should be included particularly for sites adjacent to or within the AONB around the town;
 - that severance issues associated with the bypass are effectively remedied to enable ease of access to the town centre by means other than the private car;
 - that heritage impacts are given full consideration especially in relation to the listed buildings at Lower Blandford St Mary;
 - that town centre regeneration gives full consideration to the heritage assets in the town centre; and
 - that adequate provision is made for social and green infrastructure within any proposals.

SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	++	++
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	-	-
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	?	?
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	-	-
	5	Improve quality of life through well designed inclusive developments	0	0
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	?
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	-	-
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	-	-

SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	-	-
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	-	-
	12	Promote energy and resource efficiency, encouraging clean energy production	+	+
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	?
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	?
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	0	-
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+	+

MM15: Revised approach to Gillingham

B.87 Relevant to Pre-submission Policy 17 and supporting text

The Pre-submission Local Plan and Main Modification

- B.88 The approach proposed in the Pre-submission Local Plan for Gillingham Town has not been significantly changed by this Main Modification. The changes relate to a reduction of the percentage of affordable housing being sought on sites and a recognition that Neal's Yard Remedies are looking to retain the residual of the employment site at Peacemarsh for their future expansion.
- B.89 The changes to the Gillingham policy are unlikely to have a significant SA implication. The reduction in the percentage of affordable housing being sought will reduce the number of affordable units delivered in the town over the plan period however this change reflects the results of the whole plan viability assessment. Consideration of viability has formed part of the Pre-submission Local Plan policy and therefore to deliver the required infrastructure in the town, a reduced level of affordable housing is considered a pragmatic approach.
- B.90 The desire of Neal's Yard Remedies to expand on the residual of the Peacemarsh employment site effectively reduces the overall availability of employment land in the town however the land would still be allocated for employment generating uses. As there is a large amount of employment land allocated to the south of the town, the reduced availability of the Peacemarsh site is not considered to be significant.

Conclusion

- B.91 The implications of this Main Modification are not considered to be significant in SA terms and therefore the revised approach should be taken forward.

MM16: Revised approach to Shaftesbury

B.92 Relevant to Pre-submission Policy 18 and supporting text

The Pre-submission Local Plan and Main Modification

B.93 The approach proposed to meeting growth needs in Shaftesbury has not been changed significantly through the Main Modifications. The change that relates to this Main Modification is to suggest that the Council will work closely with Wiltshire County to coordinate the development of the broad location for growth identified in the Pre-submission Local Plan that sits adjacent to the County boundary. The change highlights that the part of the field that sits within Wiltshire County could be developed for employment or residential uses. This change has no significant SA implications.

Conclusion

B.94 The Main Modification is primarily related to procedural issues and therefore there are no significant SA implications.

MM17: Revised approach to Sturminster Newton

B.95 Relevant to Pre-submission Policy 19 and supporting text.

The Pre-submission Local Plan and Main Modification

B.96 For Sturminster Newton, the Main Modification allows for allotments to be delivered adjacent to the site proposed for development allowing for approximately an additional 10 dwellings. The implications of this are likely to be minimal with a slight impact on the views into the town when approaching along the Trailway. For this reason, there are no significant SA implications associated with this change.

B.97 The minor change (change reference 8/19/16) relating to the relocation of the town's primary school to the broad location for growth to the north of the town has implications for the delivery of housing at the town and the potential for landscape impacts associated with the proposed location. The extent of the development site will need to consider the requirement for the relocated school in addition to the provision of housing with development taking place within the landscape constraints in the area.

Conclusion

B.98 There are no significant SA implications associated with this Main Modification.

MM18: Revised approach to areas outside of the four main towns

B.99 Relevant to Pre-submission Policy 20 and supporting text.

The Pre-submission Local Plan and Main Modification

B.100 The approach proposed in the Pre-submission version of the Local Plan was for all areas outside of the settlement boundaries of the four main towns to be defined as Countryside and therefore subject to Countryside policies. This Main Modification makes an amendment to the definition of the Countryside, reflecting the approach proposed through Main Modification 3. The implications of this have previously been considered under the appraisal of Main Modification 3.

Conclusion

B.101 The implications and recommendations associated with this change have been included under Main Modification 3. This suggests that any adverse impacts can be monitored with any issues arising, being addressed through the review of the LP1.

MM19: Revised approach to the Gillingham Southern Extension

B.102 Relevant to Pre-submission Policy 21 and supporting text.

The Pre-submission Local Plan and Main Modification

B.103 The Southern Extension to Gillingham was included in the Pre-submission version of the Local Plan. In formulating this policy, a number of options were considered, extensive evidence was gathered and consultation was undertaken. The results of this resulted in a preferred location for the local centre along the Shaftesbury Road corridor but within the site boundary and for 35% affordable housing to be sought across the site.

B.104 This Main Modification contains three elements. As a result of the Whole Plan Viability Assessment, the percentage of affordable housing being sought across the site was reduced to 25% subject to an on-site viability assessment. Due to land ownership issues, a

more flexible approach to the location of the local centre is suggested. The third element of this Main modification is to include a much more robust monitoring framework which seeks to monitor the coordinated delivery of infrastructure, housing and employment throughout the development of the Southern Extension, proposing action if necessary. In addition, a minor change removing the need for the Master Plan framework to be subject to a Habitats Regulations Assessment (HRA) has been proposed.

- B.105 The implications of the reduction in requirement for affordable housing have been considered through Main Modification 8. The result will be a reduced level of delivery of affordable housing however having regard to viability and the infrastructure needed to support development, this approach is considered appropriate. The sustainability implications of this are thought to be limited overall.
- B.106 The implications of the more flexible approach to the location of the local centre have been considered through the appraisal of options that were considered through the Key Issues consultation in 2012. The options considered at this stage were to locate the Local Centre centrally within the Southern Extension site (i.e. equidistant from the furthest reaches of the site) or to locate it on Shaftesbury Road.
- B.107 The conclusion of this assessment was that the Local Centre should be made as accessible as possible and hence the Shaftesbury Road corridor location was chosen. This location is on one of the main routes into the town therefore improves its accessibility, including for public transport. The local centre should also be served by good cycle and pedestrian routes. The suggestion was also that the design of the local centre should be carefully considered to ensure that it improves the entrance to the town and that it should only contain smaller scale units to reduce the impact on the town centre. The Main modification only changes the local centre location slightly and therefore has no implications in terms of the SA.
- B.108 The change to introduce more robust monitoring arrangements will enable a more managed approach to the delivery of housing, employment and infrastructure. This will enable any negative impacts arising out of the delivery of the Southern Extension or the Local Plan as a whole, to be identified and for a reviewed approach to be implemented.
- B.109 The removal of the need for the Master Plan Framework for the Southern Extension to be subject to HRA has no SA implications. The whole of the Local Plan, including the policy allocating the Southern Extension to Gillingham, has been subject to HRA and therefore the implications of its development have already been taken into account. The HRA concluded that there were no 'likely significant effects' arising out of the Southern Extension. Any implications that arise will be more appropriately tackled through the application process.

Conclusion

- B.110 Overall the changes being made to the Local Plan as a result of this Main Modification are considered to have no significant SA implications. The changes reflect practical issues that have arisen as a result of the plan preparation and examination process. The proposed strengthening of the monitoring and review arrangements will allow for any adverse effects to be addressed.

MM20: Space Standards

- B.111 Relevant to Pre-submission Policy 24 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.112 The Pre-submission Local Plan included a comprehensive set of design principles against which the quality of a development could be assessed. It also gave developers a clear framework upon which development proposals could be formulated. It included consideration of the local context and set standards for certain elements of a development scheme such as bin storage, laundry drying space and cycle storage.
- B.113 This Main Modification acknowledges that there are some instances such as in town centres, where it is not practical to provide bin and cycle storage or to adhere closely to the design principles within a development. Such instances include flats above shops or offices in town centre residential developments. The modification recognises this fact permitting a departure from standards/principles where they are not relevant to the development location.
- B.114 This relaxation of the requirements of the policy may result in the degradation of local character through a slow watering down of the key elements of design in the local area. This local context is important in making places unique and therefore should be preserved however it is recognised that many of the design principles relate to larger schemes rather than smaller scale town centre projects. For this reason, the modification is considered to be a practical adjustment to the policy.

Conclusion

- B.115 The Main Modification is a practical amendment to the policy allowing for schemes which would potentially not be developed if the change was not made.

MM21: Private open space provision

B.116 Relevant to Pre-submission Policy 25 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.117 The Pre-submission version of the Local Plan highlighted the importance of the inclusion of open space within developments. This includes the practical elements such as space for bin storage and clothes drying, and the elements that contribute towards the private enjoyment of a development such as private gardens.
- B.118 This Main Modification recognises the practical difficulties associated with the delivery of open space within developments. This includes in town centre developments where the provision of open space is not possible for example with the creation of a flat over a shop. The modification removes the requirement for the provision of private open space in circumstances such as the conversion of buildings in town centres.
- B.119 The modification has an impact on the amenity of town centre schemes as it reduces the amount of private open space that will be required. In some instances, it may be argued that no private outdoor space should be provided on a development site. Lack of access to open space in reasonable proximity to a home would have a negative impact on the occupants health, on their enjoyment of the property and on their quality of life overall. For this reason, it is important to secure adequate off-site open space to compensate for the lack of private open space. This should be secured by a contribution towards off-site provision or maintenance in line with Policy 15 – Green Infrastructure.

Conclusion

- B.120 The Main Modification recognises the practical difficulties associated with the provision of open space within a development site. It is however important that high quality off-site provision is secured through a contribution towards open space provision or maintenance.

MM22: Community facilities

B.121 Relevant to Pre-submission Policy 27 and supporting text.

The Pre-submission Local Plan and Main Modification

B.122 The Local Plan recognises the importance of community facilities in enhancing the sustainability of settlements. For this reason, the plan sought to secure their retention and long term future by enabling diversification and extension of the facility. The policy which sought to secure their retention set out that the Council would take account of the importance of the facility to the local community including where an 'asset of community value'.

B.123 The appraisal of the policy recognised the economic, social and environmental benefits of the approach the Council was taking. It particularly recognised the impact in reducing the need to travel to meet everyday needs.

B.124 The Main Modification to this approach introduces consideration of the viability of commercial establishments when making decisions on development proposals. This does little to change the main thrust of the policy as a consideration of viability is highlighted earlier in the approach. The implications of the modification are therefore thought to be minimal in SA terms.

Conclusion

B.125 This Main Modification is not considered to have any significant implications for sustainability.

MM23: Reuse of buildings in the Countryside

B.126 Relevant to Pre-submission Policy 29 and supporting text

The Pre-submission Local Plan and Main Modification

B.127 The Pre-submission Local Plan highlighted a number of characteristics that buildings must meet to be suitable for re-use. It then contained a number of criteria against which the proposed use would be assessed. The SA of this approach highlighted the positive contributions to the efficient use of resource and to supporting the rural economy. There were however concerns highlighted about the often isolated location of these buildings and the cumulative impact in terms of traffic and on the landscape.

- B.128 The Main Modification amends the policy to enable suitable buildings to be allocated through Local Plan Part 2 or through neighbourhood development plans. The result of this change on the policy is minimal as it enables specific buildings to be identified where appropriate and therefore the findings of the Pre-submission SA continue to be valid.
- B.129 The Main Modification also seeks to clarify the approach to be taken in relation to large agricultural buildings. The approach is that where the building (of greater than 500m² floorspace) has a harmful impact on its surroundings or the wider landscape, the Council may not permit its retention. This part of the modification only adds clarity to the approach being taken and therefore has no impact on the SA implications.

Conclusion

- B.130 The two elements of this Main Modification as proposed have no implications for the results of the SA and therefore the findings of the Pre-submission SA are still considered to be valid.

MM24: Countryside employment sites

- B.131 Relevant to Pre-submission Policy 30 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.132 The approach to existing employment sites in the countryside in the Pre-submission Local Plan enables the redevelopment and extension of existing buildings for employment uses. It does however restrict the use where the initial use is not lawful and where the impact of the change would be harmful to the surroundings.
- B.133 The results of the SA of this approach highlighted the positive impact of enabling job growth to meet needs in the rural areas and the ability to make better use of existing sites. The approach would also enable existing businesses to grow and innovate to further support the rural economy. The positive impact of the removal of unsightly buildings was also highlighted. The negative impacts identified through the SA included the creation of unsustainable travel patterns due to the remote location of some of the countryside employment sites. Facilitating business relocation to more sustainable settlements was considered the most appropriate way to mitigate this impact.

- B.134 This Main Modification changes the emphasis of the policy slightly by ‘encouraging’ retention and expansion of employment sites rather than ‘permitting’ through the policy. It seeks to prevent enlargement of a site to a scale that is inappropriate to the location and circumstance, restricting landscape impact. The policy also seeks to prevent the reuse of buildings on employment sites for residential uses unless they fall under Policy 29 – Re-use of Buildings in the Countryside or Policy 33 – Occupational Dwellings.
- B.135 These changes to the policy add additional clarification to the approach in Policy 30 and therefore have little impact on the SA conclusions. The potential implications are that the revised policy enables further intensification of uses on existing employment sites which could further result in unsustainable travel patterns. However the implications of better use of existing sites is that there is less pressure on new sites and that businesses can grow and innovate to improve productivity and create a more sustainable rural economy.
- B.136 In the light of the revised approach to growth outside of the four main towns, the approach to permitting intensification of countryside employment sites is considered to offer some benefits in relation to the delivery of homes and jobs in parallel in the rural area. The exact impact of this approach is however unknown and will need to be monitored.

Conclusion

- B.137 Overall, the SA implications of this Main Modification are considered to be limited. The traffic implications will however need to be monitored with action taken if issues arise.

M24 Countryside Employment Sites				
SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0	0
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	-	?
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	0	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0	0
	5	Improve quality of life through well designed inclusive developments	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	+	+

MM24 Countryside Employment Sites				
SA Objectives			Pre-submission Local Plan	Main Modifications Appraisal
Prudent use of natural resources	10	Reduce impacts on the environment	0	0
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	0	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	-	?
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	++	++
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+	+

MM25: Equine related developments

B.138 Relevant to Pre-submission Policy 32 and supporting text.

The Pre-submission Local Plan and Main Modification

- B.139 The Pre-submission version of the Local Plan included a set of general criteria against which equine related developments would be assessed. These general criteria included the suitability of the site for keeping the number of horses, the availability of space for exercising horses and the impact of this on rights of way in the area, and the appropriateness vehicular access to the site. In addition to these general criteria, the Plan included a set of criteria on specific types of equine developments.
- B.140 The appraisal of this approach to equine developments concluded that the approach was an appropriate balance between enabling the economic benefits of such developments whilst maintaining the character of the rural areas. It did however highlight the potential cumulative impacts on the local rights of way network and on the landscape that may result from multiple equine developments in one area.
- B.141 The Main Modification recognises the potential cumulative impact of concentrations of equine developments and builds this consideration into the general criteria of the policy. This addresses one of the previous concerns over the policy and therefore removes one of the concerns.

Conclusion

- B.142 The Main Modification addresses one of the concerns highlighted though previous iterations of the SA and therefore improves the performance of the policy in SA terms.

MM26: Monitoring

The Pre-submission Local Plan and Main Modification

- B.143 The Pre-submission Local Plan proposed a monitoring framework containing a number of indicators which would be used to assess whether the desired outcomes of the plan were being achieved. The framework will also be used to assess whether any adverse impacts were arising as a result of Plan implementation.
- B.144 The framework was organised under the plan objective headings however several of the indicators did not have a frequency of collection associated with them. This Main Modification quantifies how frequently some of the indicators will be collected.
- B.145 As the modification strengthens the approach to monitoring, enabling the adverse and positive effects of the implementation of the Local Plan to be identified, it is considered to have positive SA implications. Robust monitoring arrangements are a requirement of the SA process and therefore anything that strengthens the monitoring arrangements will help to secure a more responsive regime for avoiding adverse impacts. In addition, the minor change (change ref. 3/2/30) requiring Neighbourhood Development Plans to include monitoring arrangements further strengthens the monitoring regime within the Local Plan.

Conclusion

- B.146 This Main Modification is important to enable the effective monitoring of the SA implications of the Local Plan implementation and therefore should be made in full.

MM27: Clarification of parking standards

- B.147 Relevant to Pre-submission Policy 23.

The Pre-submission Local Plan and Main Modification

- B.148 The standards for parking provision included in the Pre-submission Local Plan were derived from evidence, national policy and best practice examples. The standards supported Policy 23 – Parking with the aim of promoting sustainable transport. The standards were tailored to particular types and scales of development however they did not reflect the instances where the required level of provision was not appropriate. This situation was however recognised within the policy but not in Appendix C. The Main Modification

introduced the recognition that situations may exist where the level of parking provision may not be appropriate and required developers to clearly justify why a different level of provision would be more appropriate.

Conclusion

- B.149 As the change that results from the Main Modification is already built into Policy 23 – Parking, it makes no change to the results of the SA.