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Christchurch Local Plan Review Options Consultation

Sustainability Appraisal Report

Prepared by LUC
July 2018

Project Title: Sustainability Appraisal of the Christchurch Local Plan Review Options Consultation

Client: Christchurch Borough Council

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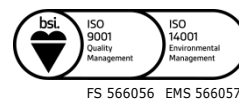
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1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Christchurch Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Christchurch Local Plan Review.
- 1.2 This report relates to the Christchurch Local Plan Options consultation document (July 2018) and it should be read in conjunction with that document.

Geographical context for the Christchurch Local Plan Review

- 1.3 The Borough of Christchurch is located in the east of Dorset County adjacent to New Forest District in Hampshire to the east and Wiltshire County to the north. The Borough is relatively small in area, at 50km², occupying only 2% of the land mass of the county of Dorset. It has a coastline which extends to 10.3km in length (including 1.5km of harbour coast) and the historic town of Christchurch lies at the confluence of the rivers Stour and Avon. The principal settlement is Christchurch which has the role of a local service centre, providing a range of shopping, health, recreation and other community facilities, and 80% of the Borough's residents live in the main built up area. During the twentieth century, the town expanded along the coastal frontage and immediate hinterland. Much of the built up area takes the form of low-rise suburban post war residential development around small cores of earlier settlements. About 70% of the Borough remains as open countryside, harbour or coast.
- 1.4 Christchurch Borough is characterised by a low lying landscape with only gentle variations in topography with the rural area being divided in two by St Catherine's Hill, a ridge running north/south between the valleys of the rivers Avon and Stour. The Borough has a high value natural environment, with around 150 hectares of nature reserves and wildlife areas and a significant proportion of the Borough (18.6%) is protected by some form of nature conservation designation, including the internationally designated River Avon and Dorset Heathlands. The Borough's historic environment is also valued with 12 designated Conservation Areas covering much of Christchurch town with three in the rural areas, around 290 Listed Buildings and 12 Scheduled Monuments.
- 1.5 The population of Christchurch is less diverse than the national average, with a higher proportion of residents in Christchurch aged over 65. Not enough affordable housing has been delivered over the past 20 years in Christchurch and this, along with high house and rental prices, has made suitable accommodation inaccessible to many people. The health of people in Christchurch is generally better than the England average with life expectancy for both men and women in the Borough higher than the England average. There are pockets of deprivation within some parts of the Borough that are in the 25% most deprived areas nationally, however, other parts of the Borough are within and some in the 10% least deprived areas. 8.7% of Christchurch households were classified as being fuel poor in 2014 and about 12.3% of children in Christchurch live in poverty. The average gross weekly pay by residents in Christchurch is more than both the regional and national average, whilst the unemployment rate in the Borough is lower than the national average.

The Local Plan Review

- 1.6 Christchurch and East Dorset Councils adopted a joint Core Strategy (known as the Local Plan Part 1) in April 2014, which set out the planning strategy for Christchurch Borough and East Dorset District up to 2028. The Councils originally intended to prepare additional documents as follows, which together with the Core Strategy would comprise the Local Plan:

- Site Allocations & Development Management Policies Development Plan Document (DPD) (Local Plan Part 2).
- Dorset Gypsy & Traveller Sites DPD.

1.7 However, the Councils subsequently decided to undertake a full Local Plan review instead, which involves reviewing and amending as appropriate the policies and allocations in the adopted Core Strategy, as well as preparing the site allocations and development management policies.

1.8 This work will all be brought together into a comprehensive and up to date Local Plan document, which was originally being prepared jointly, but is now being prepared in two separate Local Plan documents, one for Christchurch Borough and one for East Dorset District. The Gypsy and Traveller Sites DPD is still being prepared as a separate document.

1.9 The Local Plan Review will revise and amend as necessary the general development strategy and major Green Belt allocations that are set out in the Core Strategy. It will also include detailed development management policies and will make smaller-scale site allocations for housing, employment, retail, mixed use development and open space. The Local Plan Review will cover a different time period to the adopted Core Strategy, which covered the period up to 2028. It is expected to cover the period 2018-2033.

Previous stages of consultation

1.10 A Scoping Paper for the Local Plan Part 2 which was previously being prepared was published by the Councils for consultation in March 2015, fulfilling the requirements of Regulation 18 of the Town and Country Planning Regulations 2012. The Scoping Paper explained the background to the preparation of the document and described what it would include. Options for policies and site allocations were not included at that stage; therefore no SA work was undertaken in relation to the consultation document, however, a SA Scoping Report was published in August 2015. While the Local Plan Part 2 is no longer being progressed, the outcomes of that consultation were taken into account by the Councils as appropriate as they commenced the Local Plan Review.

1.11 The first iteration of the joint Local Plan Review, a further Regulation 18 consultation, took place October-November 2016. This comprised a nine page document setting out information about the scope of the Local Plan Review, the timetable for its production, and how the public could get involved in the production of the document. LUC prepared an updated SA Scoping Report that was also available during the consultation period (see **Chapter 2**), but no appraisal work was necessary as the Local Plan Review consultation document did not include options for policies or site allocations. However, it did ask consultees for site suggestions for potential Local Plan allocations for housing, employment, retail, open spaces, suitable alternative natural greenspace, or for mixed use development. These could be within existing urban areas, in rural villages, or on the edge of existing settlements.

1.12 In February 2017 the Councils published documents providing maps for the sites suggested to them by consultees during the October-November 2016 consultation. In August 2017, the Councils published a report setting out the responses to the Regulation 18 consultation on the scope of the Local Plan. The Councils considered the issues raised and sites submitted, together with further evidence gathering to inform the preparation of the current Local Plan Review Options document. LUC undertook an SA of all the suggested site options, which was reported in an internal SA Site Options Assessment Report (August 2017) used by the Councils but not published. The findings of the SA of the site options have now been included in this SA Report for consultation.

1.13 The preparation of development management policies involved the Council consulting with a range of key stakeholders to determine the range and type of policies required, and also included consideration of responses to the Regulation 18 consultation.

Current stage of consultation

1.14 The current stage of consultation is still part of Regulation 18 and comprises a full Local Plan document for Christchurch which includes key strategic draft policies, development management draft policies and draft policies for area-based proposals for residential and other types of land use. The Christchurch Local Plan Options document will be consulted upon from 16th July to 3rd September 2018, with this SA Report available alongside.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.15 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.16 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.17 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance³ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the East Dorset Local Plan Review is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Habitats Regulations Assessment

- 1.18 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Development Plan Documents, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.
- 1.19 The HRA for the Christchurch Local Plan Review will be undertaken by LUC on behalf of the Council and, while the HRA will be reported on separately to the SA, the findings will be taken into account in the SA where relevant (for example to inform judgements about the likely effects of the Local Plan Review on biodiversity).

Health Impact Assessment

- 1.20 Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. HIA of the Christchurch Local Plan Review is being carried out and integrated into the SA. More information about the approach that is being taken is provided in **Chapter 2**.

Equalities Impact Assessment

- 1.21 The requirement to undertake formal Equalities Impact Assessment (EqIA) of plans was introduced in the Equality Act 2010, but was abolished in 2012 as part of a Government bid to reduce bureaucracy. Despite this, authorities are still required to have regard to the provisions of

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ <http://planningguidance.planningportal.gov.uk/>

the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions.

- 1.22 In fulfilling this duty, many authorities still find it useful to produce a written record of equalities issues having been specifically considered. Therefore, an EqIA has been carried out and presented as an appendix to this SA report, setting out how the Local Plan Review is likely to be compatible or incompatible with the duties that Christchurch Borough Council must perform under the Equalities Act 2010. More information about the approach that is being taken is provided in **Chapter 2**.

Structure of this report

- 1.23 This report is the SA report for the Christchurch Local Plan Options (July 2018). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1: Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1 and 3 and Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Appendix 2
f) The likely significant effects 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4-7 and Appendix 3
g) 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;	Chapters 4-7 and Appendix 3

SEA Regulation Requirements	Where covered in this SA report
h) 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;	Chapter 2
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 8
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document will be prepared to accompany the Regulation 19 SA report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report for the Christchurch and East Dorset Local Plan was undertaken between October and November 2016.
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation is being undertaken in relation to the Christchurch Local Plan Options document between 16th July and 3rd September 2018. The consultation document is accompanied by this SA report.
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be addressed after the Local Plan Review is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Local Plan Review is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.24 This section has introduced the SA process for the Christchurch Local Plan Review. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the Local Plan Review.
- **Chapter 3: Sustainability Context for Development in Christchurch** describes the relationship between the Christchurch Local Plan Review and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal Findings for Chapter 3 Strategic Policy** presents the SA findings for the draft policies within Chapter 3 of the Christchurch Local Plan Options document.
- **Chapter 5: Sustainability Appraisal Findings for Chapter 4 Core Policies & Development Management** presents the SA findings for the draft policies within Chapter 4 of the Christchurch Local Plan Options document.
- **Chapter 6: Sustainability Appraisal Findings for Chapter 5 Site Allocations and Area Based Policies** presents the SA findings for the draft policies within Chapter 5 of the Christchurch Local Plan Options document.
- **Chapter 7: Cumulative Effects** presents SA findings for the cumulative effects of the Christchurch Local Plan Options document.
- **Chapter 8: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the Local Plan Review and proposes monitoring indicators.
- **Chapter 9: Conclusions** summarises the key findings from the SA of the Christchurch Local Plan Options document and describes the next steps to be undertaken.

1.25 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report and explains how they have been addressed.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the August 2017 SA Site Options Assessment Report.
- **Appendix 4** presents the SA matrices for the draft policies in the Christchurch Local Plan Options document.
- **Appendix 5** presents the Health Impact Assessment for the Christchurch Local Plan Options document.
- **Appendix 6** presents the Equalities Impact Assessment for the Christchurch Local Plan Options document.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Christchurch Local Plan Review is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1: Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 1: Testing the Local Plan objectives against the SA framework • 2: Developing the Local Plan options • 3: Evaluating the effects of the Local Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on Local Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

- 2.2 The sections below describe the approach that has been taken to the SA of the Christchurch Local Plan Review to date and provide information on the subsequent stages of the process.

Stage A: Scoping

- 2.3 The SA process began in August 2015 with the production of a Scoping Report for the Christchurch and East Dorset Local Plan Part 2, which was produced by LUC on behalf of the two Councils.
- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
- Key sustainability issues for the Borough were identified.
- A Sustainability Appraisal framework was presented, comprising the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. It sets out a series of sustainability objectives and associated questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- The SA Scoping Report also included site assessment assumptions that would be applied to the appraisal of site options for the Local Plan.

Scoping consultation

- 2.5 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report for the Christchurch and East Dorset Local Plan Part 2 was published in August 2015 for a five week consultation period with the statutory consultees (Natural England, the Environment Agency and Historic England) and other interested parties. The comments that were received during the 2015 Scoping consultation were included in Appendix 1 of the Updated SA Scoping Report, produced by LUC in September 2016 to reflect the Councils' decision to undertake a full Local Plan Review. Appendix 1 of the 2016 SA Scoping Report lists the comments received and describes how each one would be addressed within the 2016 SA Scoping Report or at a later stage in the SA. The majority of the comments were from Historic England, and related to the wording of SA objective 3 (relating to the historic environment), and their suggested changes were made to that objective.
- 2.6 The 2016 Updated SA Scoping Report for the Local Plan Review was published for consultation for five weeks between October-November 2016. The comments received during that round of consultation have been listed in **Appendix 1** of this SA Report along with a description of how each comment has been addressed within this SA Report. Comments included suggestions for additional baseline data sources, plans, policies and programmes for review and further amendments to the SA objectives.

Updates to the baseline and policy review

- 2.7 The baseline information, key sustainability issues and policy review initially presented in the 2015 SA Scoping Report and updated in the 2016 SA Scoping Report has been further updated in this current SA Report in **Chapter 3** and **Appendix 2**.

Sustainability Appraisal Objectives

- 2.8 The development of a set of SA objectives (known as the SA framework) is a recognised way in which the likely environmental and sustainability effects of a plan can be described, analysed and compared. A set of SA objectives for the Christchurch and East Dorset Core Strategy was developed and used throughout the SA of the Core Strategy and was subject to consultation with the statutory consultees at that time.
- 2.9 The SA framework that was used for the Christchurch and East Dorset Core Strategy was used as the starting point for the SA framework for the Local Plan Part 2 which was presented in the August 2015 SA Scoping Report. It was reviewed in light of the revised and updated review of plans, policies and programmes, baseline information and key sustainability issues for

Christchurch and East Dorset and amendments were made to a number of the objectives to ensure that they were appropriate for the SA of the Local Plan Part 2.

- 2.10 The SA framework was subsequently reviewed again in the September 2016 SA Scoping Report to ensure that it remains appropriate for the SA of the full Local Plan Review which was initially being prepared jointly for Christchurch and East Dorset. This did not result in any further changes being made to the SA objectives. However, one change has been made as a result of consultation responses received in relation to the September 2016 SA Scoping Report (see **Appendix 1**).
- 2.11 The SA framework that is being used for the SA of the Christchurch Local Plan Review is presented in **Table 2.2** overleaf. The final column in the table demonstrates which SA objective addresses each of the topics that are required by the SEA Directive to be covered (set out in Schedule 2 of the SEA Regulations). As can be seen in the final column, a number of SA objectives cover more than one SEA topic, and there are linkages between the objectives, for example, light pollution is assessed via SA objective 7: pollution, which is generally considering the effects of pollution on amenity for residents and communities, but it is recognised that light pollution could have impacts for biodiversity. Whilst it is relevant to other objectives, it is only included in the assessment framework once to avoid repetition in the assessment. However, disturbance effects on biodiversity including light pollution from proximity to new development are considered under SA objective 1: biodiversity/geodiversity.

Table 2.2: SA framework for Christchurch Local Plan Review

SA Objectives	Sub questions	SEA Directive Topic(s) covered
<p>1 Protect and enhance biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> • Will the policy or proposal protect and enhance designated sites? • Will the policy or proposal limit pressures on designated sites arising from recreational and other uses? • Will the policy or proposal allow biodiversity to adapt to the effects of climate change, including by conserving or enhancing ecological networks? • Will the policy or proposal avoid harm to rare and vulnerable species? • Will the policy or proposal avoid loss of biodiversity? • Will the policy or proposal protect and enhance undesignated biodiversity and geodiversity? 	<p>Biodiversity Flora Fauna</p>
<p>2 Protect and enhance the quality and character of the landscape.</p>	<ul style="list-style-type: none"> • Will the policy or proposal protect the AONB and Areas of Great Landscape Value? • Will the policy or proposal lead to the merging of settlements? • Will the policy or proposal enhance the quality of poor landscape? 	<p>Landscape</p>
<p>3 Protect and enhance the historic environment, heritage assets and their settings.</p>	<ul style="list-style-type: none"> • Will the policy or proposal safeguard and, where appropriate, enhance, the significance of an affected designated heritage asset including a scheduled monument, protected wreck site, registered park and garden, conservation area and/or listed building? • Will the policy or proposal safeguard and, where appropriate, enhance, the significance of an affected non-designated heritage asset, historic landscape or culturally important feature? • Will the policies or proposals in the Plan safeguard and/or enhance Christchurch and East Dorset’s historic townscapes, landscapes, streets and public realm and other associated culturally important historic features? 	<p>Cultural heritage, including architectural and archaeological heritage</p>
<p>4 Maintain and enhance local distinctiveness and improve the quality of the built environment.</p>	<ul style="list-style-type: none"> • Will the policy or proposal enhance and contribute to local building traditions? • Will the policy or proposal protect the countryside from sub-urbanisation? • Will the policy or proposal ensure high design standards? • Will the policy or proposal contribute to an area’s recognised design quality? • Will the policy or proposal enhance an area’s recognised poor design? 	<p>Cultural heritage, including architectural and archaeological heritage Material assets</p>

SA Objectives	Sub questions	SEA Directive Topic(s) covered
5 Encourage the efficient use of land and protect soils.	<ul style="list-style-type: none"> • Will the policy or proposal ensure that development takes place on brownfield sites? • Will the policy or proposal use land efficiently? • Will the policy or proposal protect and enhance the best and most versatile agricultural land? • Will the policy or proposal limit the loss of soil to development? • Will the policy or proposal maintain and enhance the quality of soil? • Will the policy or proposal result in a site being de-contaminated? • Will the policy or proposal reduce the risk of land being contaminated? 	Soil
6 Make sustainable use of resources and minimise waste generation.	<ul style="list-style-type: none"> • Will the policy or proposal avoid the sterilisation of minerals? • Will the policy or proposal limit waste generation? • Will the policy or proposal allow for the reuse of old material in new construction? • Will the policy or proposal encourage recycling of waste materials? • Will the policy or proposal increase rain water/grey water use? • Will the policy or proposal encourage water saving schemes? • Will the policy or proposal reduce water consumption? 	Material assets
7 Minimise pollution (including air, water, noise, vibration and light).	<ul style="list-style-type: none"> • Will the policy or proposal limit the risk of air, noise or light pollution? • Will the policy or proposal limit the risk of water pollution? • Will the policy or proposal maintain the quality of water? • Will the policy or proposal protect and enhance local amenity? 	Air Water
8 Minimise factors contributing to climate change.	<ul style="list-style-type: none"> • Will the policy or proposal result in the generation of renewable energy? • Will the policy or proposal result in the generation of non-renewable energy? • Will the policy or proposal encourage energy efficient building construction and layout? • Will the policy or proposal result in an increase in greenhouse gas emissions from buildings or vehicles? 	Climatic factors

SA Objectives	Sub questions	SEA Directive Topic(s) covered
9 Reduce the risk of flooding.	<ul style="list-style-type: none"> • Will the policy or proposal limit new development within areas of risk of flooding? • Will the policy or proposal reduce the risk of flooding? 	Climatic factors Material assets
10 Encourage and facilitate the use of sustainable modes of transport.	<ul style="list-style-type: none"> • Will the policy or proposal reduce the need to travel or transport goods by car, lorry or air? • Will the policy or proposal avoid development that generates further road or air traffic? • Will the policy encourage more efficient use of car travel (e.g. car sharing etc.)? • Will the policy or proposal improve provision of public transport? • Will the policy or proposal improve provision for cyclists and pedestrians? • Will the policy or proposal encourage more walking and cycling? 	Climatic factors Material assets
11 Provide access to services and facilities in order to meet people's needs.	<ul style="list-style-type: none"> • Will the policy or proposal promote mixed used development? • Will the policy or proposal provide a pattern of development that allows people to easily access facilities, such as post offices, shops, community facilities? • Will the policy or proposal improve access to meet educational needs? • Will the policy or proposal improve access for library facilities? • Will the policy or proposal improve access to leisure facilities? • Will the policy or proposal improve access to retail needs? • Will the policy or proposal provide for local convenience and comparison shopping? • Will the policy or proposal provide a wide range of diverse shopping facilities? 	Material assets Population
12 Provide a safe and secure environment (including coastal protection, major hazards e.g. blast zones, crime / fear of crime).	<ul style="list-style-type: none"> • Will the policy or proposal ensure that the environment does not encourage crime? • Will the policy or proposal increase risks from major hazards? 	Population
13 Create conditions to improve health, promoting healthy lifestyles and reducing	<ul style="list-style-type: none"> • Will the policy or proposal improve access to health care? • Will the policy or proposal improve the quality and range of health services 	Human health

SA Objectives	Sub questions	SEA Directive Topic(s) covered
health inequalities.	<p>available?</p> <ul style="list-style-type: none"> • Will the policy or proposal encourage walking and cycling? • Will the policy or proposal improve access to outdoor and indoor recreation facilities for all? • Will the policy or proposal improve recreational access to the countryside and coast within environmental constraints? 	
14 Help make suitable housing available and affordable for everybody.	<ul style="list-style-type: none"> • Will the policy or proposal meet identified housing needs? • Will the policy or proposal provide for special accommodation needs? (e.g. elderly and disabled people, Gypsies, Travellers and Travelling Showpeople and key workers). • Will the policy or proposal ensure adequate standards of residential accommodation? • Will the policy or proposal enable farmers and other land workers to live in the countryside? • Will the policy or proposal provide affordable housing? 	Material assets
15 Facilitate a sustainable and growing economy for the Districts that creates economic and employment opportunity, as well as providing for vital and viable town centres.	<ul style="list-style-type: none"> • Will the policy or proposal ensure a sufficient supply of land to meet local employment needs? • Will the policy or proposal encourage provision of diverse employment opportunities? • Will the policy or proposal enhance skill levels and provide high paid jobs? • Will the policy or proposal improve access to employment? 	Material assets

SA Stage B: Developing and refining options and assessing effects

- 2.12 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.13 Regulation 12 (2) of the SEA Regulations requires that:
"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—
(a) implementing the plan or programme; and
(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."
- 2.14 Also in relation to alternatives, the NPPF states that local plans are justified if they present:
"the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence".
- 2.15 It is notable that Government's draft revised NPPF (although not yet finalised) modifies this requirement to present *"an appropriate strategy"* rather than *"the most appropriate strategy"*.
- 2.16 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.17 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive and negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.
- 2.18 As explained in Chapter 1, the two previous stages of Regulation 18 consultation carried out in March 2015 and October-November 2016 explained the background to the preparation of the Christchurch and East Dorset Local Plan Part 2 document initially, and subsequently the full Local Plan Review, and described what each would include. Specific options for policies and site allocations were not included at either of those stages; therefore no SA work was undertaken in relation to the consultation documents.
- 2.19 Following the October-November 2016 consultation, a number of site options for allocation in the Local Plan were suggested by consultees, and these were subject to SA by LUC in 2017. The findings were reported in an internal SA Site Options Assessment Report, which was not published at the time, but has been included in this SA Report at **Appendix 3**. At this point, the Council undertook a sieving exercise for all the sites submitted at that stage taking into account both the SA Site Options Assessment Report and the wider evidence base, including a Strategic Housing Market Assessment (SHMA), Government guidance on calculating housing need, a Strategic Housing Land Availability Assessment (SHLAA), a Strategic Flood Risk Assessment (SFRA), a Green Belt study, a retail study, and an employment land review to inform the strategic draft policies and draft policies for area-based proposals now being consulted on. The shortage of sites in unconstrained locations within Christchurch Borough has meant that most of the sites submitted are included in the 'areas of search' now being consulted on in Chapter 5 of the Local Plan Review Options document. The Council has prepared a "Regulation 18 Site Response Schedule for Christchurch and East Dorset" which lists all of the sites submitted by consultees, along with the representation relating to each site, the Council's response, whether the site has been included in the Local Plan Review or not and the reasons why. A summary version of this schedule will be included in the SA Report for the Pre-Submission Local Plan.

- 2.20 The identification of these 'areas of search' and potential development sites within them has also been informed by strategic planning work undertaken as part of the preparation of the adopted Core Strategy and in response to the earlier stages of Regulation 18 consultation outlined above. Consideration by the Council has also been given to the appropriateness of new development in relation to the settlement hierarchy, and proximity to services and employment. The Council also undertook an assessment regarding areas on the edge of settlements that are not affected by absolute constraints to development such as flood risk and proximity to the Dorset Heathlands. All of the proposed area-based policy options have been appraised as part of the preparation of this SA Report (see below for an explanation of the appraisal methodology and **Chapter 5** for a summary of the SA findings).
- 2.21 For employment land there was no need to identify development site options because the latest Workspace Strategy figures demonstrate that the Council has a sufficient supply.
- 2.22 In terms of retail options the approach taken is consistent with the NPPF town centre first approach. The 2017 Retail Study informed site allocation policies and the review of development management policies for retail.
- 2.23 Strategic transport policies have been informed through discussions with Devon County Council Highway Department and the Local Transport Plan. Transport options will be further developed at the Pre-Submission stage when strategic transport studies are available i.e. South East Dorset Multi Modal Transport Study.
- 2.24 In relation to development management policies, the Council generally considered that there was no clear alternative approach that would not be in line with the NPPF and therefore none was put forward in the Local Plan Review Options document. The updated development management policies have also been informed by the new suite of evidence studies as referred to above.
- 2.25 The Local Plan Review Options document includes key strategic draft policies, development management draft policies and draft policies for area-based proposals for residential and other types of land use, all of which have been appraised in this SA Report following the methodology set out below. The SA findings presented in **Chapters 4-7** and **Appendix 4**, along with the consultation responses received and further technical evidence studies (such as the final stage of the Green Belt Study) will inform the Council's decision regarding how to refine policies for inclusion in the Regulation 19 Pre-Submission Local Plan, and which site/area options to take forward as site allocations.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.26 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Christchurch Local Plan Review. It sets out the findings of the appraisal of the draft policies contained in the Christchurch Local Plan Options document, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects).

SA Stage D: Consultation on the Christchurch Local Plan Review and this SA Report

- 2.27 Christchurch Borough Council is inviting comments on the Christchurch Local Plan Review Options document (July 2018) and this SA Report. Both documents are being published on the Council's website for consultation between 16th July and 3rd September 2018.
- 2.28 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report and explains how each one has been addressed in the SA work undertaken since then.

SA Stage E: Monitoring implementation of the Local Plan Review

- 2.29 An explanation of how the monitoring framework will be developed for monitoring the likely significant social, environmental and economic effects of implementing the Christchurch Local Plan Review is presented in **Chapter 8**.

Appraisal methodology

- 2.30 The draft policy options in the Local Plan Review Options document have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

Figure 2.1: Key to symbols and colour coding used in the SA of the Christchurch Local Plan Review

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
+/--	The option or policy is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or ++/--	The option or policy is likely to have an equal mixture of both minor or both significant positive and negative effects on the SA objective(s).

- 2.31 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score has been colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).
- 2.32 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.
- 2.33 The SA findings for the Local Plan Review draft policy and site options are described in **Chapters 4 to 7**.

Assumptions applied during the SA for spatial options

- 2.34 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of any spatial options, detailed sets of assumptions were developed for the residential and employment site options appraisal in the 2017 SA Site Options Assessment Report (see **Appendices 2 and 3** of that report, which is included as **Appendix 3** to this Report). These assumptions set out clear parameters within which certain SA scores would be given, based on factors such as the distance of site options from features such as biodiversity designations,

public transport links and areas of high landscape sensitivity. The assumptions were applied through the use of Geographical Information Systems (GIS) data where appropriate.

- 2.35 The site appraisal assumptions were also applied in the appraisal of the area-based policies included in the Christchurch Local Plan Options document. However, as the areas identified for housing in the area-based policies are accompanied by detailed policy requirements some differences occur, also because the areas are generally a lot larger than the individual site options appraised in 2017. Specific differences in the assumptions applied include:
- **SA objective 1: biodiversity/geodiversity** – as with the site options, potential significant negative effects on the Dorset Heathlands were identified due to the area being within the 400m and 400m-5km consultation zone identified in the Dorset Heathlands Planning Framework 2015-2020. The Planning Framework indicates that development within 400m is likely to have a significant adverse effect and that residential development between 400m and 5km is likely to have a significant adverse effect unless avoidance or mitigation measures, including provision of Suitable Alternative Natural Greenspace (SANG), are implemented. Therefore, where the area-based policy requires SANG(s) to be provided as part of the development, this score was reduced to minor negative. However, if the area identified for housing is still in close proximity to other nature conservation designations then the significant negative effect was still recorded.
 - **SA objective 9: flooding** – potential negative effects were identified in accordance with the assumptions, however, if the area-based policy requires specific flood management measures, or directs development to the lower flood risk zones within the area identified for housing, then the strength of the potential was reduced.
 - **SA objective 11: services and facilities** – as the area-based policies identify locations that are generally on the edge of settlements rather than within them, the relevant assumption for each settlement type was changed to 'areas that are within or on the edge' of Main Settlements/District Centres/Rural Service Centres, unless there was an obvious gap separating the area from the settlement, e.g. a river or A road.

Difficulties Encountered

- 2.36 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the site options in 2017, the fact that the options had not yet been worked up in detail (comprising only site areas and sometimes an assumed dwelling capacity provided by the proposer of each site. However, where no assumption of dwelling capacity was provided, an assumption of 30 dwellings per hectare (dph) was used. This meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once the draft policies have been worked up in more detail it should be possible to draw more certain conclusions about their likely effects.
- 2.37 During the appraisal of the area-based policy options, it was noted that the scale of the Agricultural Land Classification (ALC) data is designed to be used with 1:250,000 scale Ordnance Survey maps, whilst the site area-based policies and other baseline datasets are designed to be used at finer scales e.g. 1:10,000. Therefore, in some instances the ALC data appears inconsistent with other dataset boundaries. For example, in some instances 'urban' ALC extends beyond the urban boundary when viewed at 1:10,000 and covers greenfield land. In these instances, professional judgement was used to determine the ALC of land.

Health Impact Assessment

- 2.38 The SA work that was undertaken for the Christchurch and East Dorset Core Strategy included a separate Health Impact Assessment (HIA) for assessing the potential health impacts of the Core Strategy in more detail. The HIA used a set of 11 health criteria to assess the Core Strategy objectives and policies, as listed below:
- Provision of good quality, energy efficient housing for all ages and needs.

- Create a good quality built environment which provides safe and secure places and routes.
- Access to fresh fruit, vegetables and good quality affordable food, a high proportion of which is locally sourced.
- Promotion of active travel to increase physical activity levels and reduce air pollution.
- Creation of suitable recreational facilities which are accessible.
- Creation of access to learning and training.
- Creation of opportunities for employment.
- Creation of suitable community facilities which provide opportunities for volunteering and for participation in community events.
- Creation of suitable health facilities which are accessible.
- Create a good quality natural environment.
- Adaptation to climate change including flooding and coastal erosion.

2.39 A simple scoring matrix was used to assess both the objectives and the policies against the health criteria:

- A score of + shows a positive impact on the criteria
- A score of 0 shows a neutral impact on the criteria.
- A score of - shows a negative impact on the criteria.

2.40 The same approach is being taken to the HIA of the Christchurch Local Plan Review, although the scores have been colour coded as well, and the HIA is presented in **Appendix 5** of this report.

Equalities Impact Assessment

2.41 There are three main duties set out in the Equality Act 2010, which public authorities including Christchurch District Council must meet in exercising their functions:

- To eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act.
- To advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it.
- To foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

2.42 The Equality Act 2010 identifies nine 'protected characteristics' and seeks to protect people from discrimination on the basis of these characteristics. They are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

2.43 The Local Plan Review is being assessed to consider the likely impacts of the draft policies on each of the nine protected characteristics from the Equality Act 2010 listed above and the findings are presented in **Appendix 6**. For each protected characteristic, consideration has been given to

whether the Local Plan Review is compatible or incompatible with the three main duties set out in the Equality Act 2010. A colour coded scoring system (positive/negative/neutral) has been used to show the effects that the Local Plan Review is likely to have on each protected characteristic.

3 Sustainability Context for Development in Christchurch

Relationship between the Christchurch Local Plan Review and other plans and programmes

- 3.1 Annex 1 of the SEA Directive requires:
- (a) *"an outline of the...relationship with other relevant plans or programmes"; and*
 - (e) *"the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"*
- 3.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the emerging Christchurch Local Plan Review. Given the SEA Directive requirements above, it is also necessary to consider the relationship between the Local Plan Review and other relevant plans, policies and programmes.
- 3.3 The Christchurch Local Plan Review must be in conformity with the National Planning Policy Framework (NPPF), the requirements of which are described in detail in the next section.
- 3.4 The Local Plan Review will identify the overall scale of development for Christchurch, including where development should take place. It will include detailed policies to ensure that development takes place in a sustainable way and will make specific allocations for sites to be developed.
- 3.5 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to Dorset and in particular Christchurch, which provide context for the Local Plan Review. These include plans and programmes relating to issues such as housing, health and well-being, transport, renewable energy and green infrastructure. The policies and site allocations in the Local Plan Review will therefore need to take account of those plans and programmes.

Environmental, social and economic objectives relevant to the Christchurch Local Plan Review

- 3.6 There are a wide range of plans, policies and programmes at the international and national levels that are relevant to the emerging Christchurch Local Plan Review. The full review of relevant plans, policies and programmes can be seen in **Appendix 2** and the key components are summarised below.

Key international plans, policies and programmes

- 3.7 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require SEA and HRA to be undertaken in relation to the Local Plan Review. These processes should be undertaken iteratively and integrated into the production of the Local Plan Review in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

3.8 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

Key national plans, policies and programmes

3.9 The most significant development in terms of the policy context for the Local Plan Review has been the publication of the National Planning Policy Framework in 2012. The Christchurch and East Dorset Local Plan Review must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that:

"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."

3.10 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.

3.11 One of the core planning principles set out in the NPPF is that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Other core planning principles are linked to health – such as design and transportation. Section 8 of the NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

3.12 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

3.13 In addition, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and

- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

3.14 The NPPF is supported by Planning Practice Guidance⁴ which includes guidance on various topics such as air quality, flood risk and coastal change, the natural environment, and waste.

Draft National Planning Policy Framework

3.15 On 5th March 2018, the Government published the Draft National Planning Policy Framework⁵. The NPPF review proposes changes to the following areas:

- Making efficient use of land by:
 - promoting the use of under-utilised land/ buildings and the air space above existing residential and commercial premises;
 - promoting minimum density standards in town and city centres and around transport hubs;
 - proposing to reallocate land where there is no reasonable prospect of an allocated use being realised;
 - making it easier to convert retail/ employment land to housing where appropriate; and,
 - encouraging local authorities to be pro-active in bringing forward brownfield land, using the full range of powers available to them.
- Protecting the Green Belt, albeit with the following exceptions:
 - brownfield land in the Green Belt can be used for development that would contribute to meeting an identified local affordable housing need 'where there is no substantial harm to openness';
 - new criteria will need to be satisfied before 'exceptional circumstances' can be demonstrated to change Green Belt boundaries. These relate to promoting higher density development on brownfield land, including across administrative boundaries; and,
 - material changes of use that will not result in harm to the openness of the Green Belt will be permitted.
- Improving affordability and addressing the need for housing by:
 - proposing to convert the small sites exemption and Vacant Buildings Credit (VBC) into policy, with affordable housing not being sought for developments that are 'not on major sites' other than in rural areas, where policies may set a threshold of five units or fewer;
 - proposing that at least 10% of homes should be available for affordable home ownership, where major housing development is proposed; and,
 - promoting sites dedicated to first-time buyers, Build to Rent homes with 'family-friendly tenancies', guaranteed affordable homes for key workers and adapted homes for older people.
- Speeding up housing delivery by:
 - proposing implementation of a standard methodology for housing needs assessments;
 - proposing measures to incentivise local planning authorities to keep their 5-year housing land supply up-to-date;
 - proposing that LPAs consider the use of planning conditions to bring forward development within two years;

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

- o proposing that local planning authorities should ensure that at least 20% of the sites allocated for housing in their plans are of half a hectare or less, to make SMEs more competitive; and,
- o outlining a 'recommended approach' towards viability assessments – to be further defined, including the use of review mechanisms to capture increases in value.

Neighbouring Local Plans

- 3.16 Throughout the preparation of the Local Plan Review and the SA process, consideration will be given to the local plans being prepared by the authorities around Christchurch Borough. The development proposed in those authorities could give rise to in-combination effects with the effects of the Christchurch Local Plan Review, and the effects of the various plans may travel across local authority boundaries.
- 3.17 There are three authorities which border Christchurch Borough: East Dorset District, New Forest District and Bournemouth Borough.
- 3.18 **East Dorset District** is located to the north west of Christchurch. Until recently, Christchurch and East Dorset were preparing their Local Plans jointly, and the Christchurch and East Dorset Core Strategy adopted in 2014, made provision for about 5,000 homes within the existing urban areas of the two authorities and a further 3,465 provided as new neighbourhoods at Christchurch, Burton, Corfe Mullen, Wimborne/Colehill, Ferndown/West Parley and Verwood. As East Dorset District is now preparing its own Local Plan Review, the current Options consultation document makes provision for about 3,173 homes within the existing urban areas and 2,396 at new neighbourhoods in Corfe Mullen, Wimborne/Colehill, Ferndown/West Parley and Verwood which were already allocated through the Core Strategy. In addition, the Options consultation document identifies a range of options for the provision of a further 2,527 new homes in locations adjacent to Main Settlements (Corfe Mullen, Ferndown, West Parley and Longham, Verwood and West Moors), Rural Service Centres (Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall) and some of the Villages (Wimborne St Giles, Edmondsham and Hinton Martell). In terms of employment land, 46 hectares of land will be identified to meet the requirements of existing and new businesses.
- 3.19 **New Forest District** is located to the east of Christchurch. The New Forest District Local Plan sets out the development strategy for the district (excluding the New Forest National Park area). It includes the Local Plan Part 1: Core Strategy (2006-2026), which was adopted in 2009 and the Revised Local Plan: Sites and Development Management Plan, which was adopted in 2014. The Core Strategy sets out the overarching development strategy for the District up to 2026 while the Sites and Development Management Plan sets out more detailed policies to support the implementation of the Core Strategy and makes a number of site allocations. The Core Strategy provides for the development of at least 3,920 new homes over the plan period and around 15 hectares of employment land, with around 5ha at each of Totton, New Milton and Ringwood. The spatial strategy for the District is to provide the majority of the new housing in and around the main towns and villages.
- 3.20 The New Forest District Local Plan Review 2016-2036: Part 1 - Planning Strategy is at Pre-Submission stage, with adoption currently programmed for the end of 2019. Part 2 of the Local Plan will include the Sites and Development Management policies. The Pre-Submission Local Plan Review provides for around 10,500 additional homes in the over the plan period 2016-2036, to be delivered in three phases at a range of locations including the former Fawley Power Station site, strategic site allocations and within or adjoining the defined towns and large villages. In terms of employment land, the Plan makes provision of around 18 hectares of new employment land as part of the following residential-led mixed use strategic allocations.
- 3.21 **Bournemouth Borough** is located directly to the west of Christchurch. The Borough Council adopted its Core Strategy in 2012, which set the housing target for the 2006-2026 period at 14,600 net dwellings in order to meet the overall requirement for new homes. A Local Plan Review Issues Consultation was undertaken between September-November 2017, and the consultation document advised that home building over the last 10 years has exceeded the existing long term target in the Core Strategy and while a new target figure has yet to be set for the new Local Plan however it would seem likely that it will be significantly higher than in previous years.

Baseline information

- 3.22 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.
- 3.23 Annex 1 of the SEA Directive requires information to be provided on:
- (a) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;*
 - (b) the environmental characteristics of areas likely to be significantly affected;*
 - (c) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].*
- 3.24 Baseline information that was collated by the Councils for a SA Scoping Report (January 2013)⁶ was used as the starting point to collate baseline information for the SA of the Local Plan Part 2, and this was presented in the August 2015 Scoping Report. It was revised and updated at that time to make use of the most recent available information sources, and sources were referred to in footnotes. The baseline information was revised and updated in the September 2016 SA Scoping Report to ensure that it reflected the scope of the full Local Plan Review. The baseline information has been re-presented in this SA Report and updated where new data sources are available.
- 3.25 Data referred to have been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

Geography

- 3.26 The Borough of Christchurch is located in the east of Dorset County. Christchurch is relatively small in area, at 50 km², occupying only 2% of the land mass of the County. It has a coastline which extends to 10.3 kilometres in length (including 1.5 kilometres of harbour coast) and the historic town of Christchurch lies at the confluence of the rivers Stour and Avon.
- 3.27 The principal settlement is Christchurch which has the role of a local service centre, providing a range of shopping, health, recreation and other community facilities. During the twentieth century, the town expanded along the coastal frontage and immediate hinterland. Much of the built up area takes the form of low-rise suburban post war residential development around small cores of earlier settlements. Of Christchurch's residents, 80% live in the main built up area.
- 3.28 About 70% of the Borough remains as open countryside, harbour or coast. North of the built up area, the village of Burton has seen major residential growth, whilst the villages of Winkton and Hurn remain as small rural settlements. The town of Christchurch is located close to Bournemouth with easy access to the A338 which runs to the north of the Borough, providing links to primary routes to the east and the west. The town has a railway station providing a two hour link to London and the South East. Bournemouth Airport, lying in the north-east of the Borough, provides scheduled and charter flights to a range of national and international destinations.

Climate Change, Energy Consumption and Energy Efficiency

- 3.29 Climate change has the potential not only to affect the environment, but also the social and economic aspects of life in Christchurch. Although the precise nature of environmental changes is not fully understood, changes to precipitation patterns (and river flow) and rising sea level have significant implications particularly for the town of Christchurch. Conversely, predicted dry, hot summers will cause problems of low flows for some of the chalk downland rivers in the area. Additionally, climate change could have a significant impact on agriculture and wildlife throughout the whole area.

⁶ Note that an SA Scoping Report was prepared and consulted on in January 2013 by Christchurch and East Dorset Councils for the Local Plan Part 2, although this was later superseded by the Scoping Report that LUC prepared in August 2015 for the Local Plan Part 2.

- 3.30 Climate change is influenced by CO₂ emissions. The latest DECC figures⁷ for CO₂ emissions are set out in **Table 3.1** and show generally decreasing trends in Christchurch from 2005-2015. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period driven mainly by reductions in emissions from power stations, industrial combustion and passenger cars. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal which is a carbon intensive fuel. The reduction in industrial combustion is largely driven by the closure or reduced activity of industrial plants, a large portion of which occurred during 2009 likely due to economic factors. Emissions for many Local Authorities are heavily influenced by activities at industrial sites, and changes at a single site can have a big impact on emissions trends⁸.
- 3.31 In addition, the latest DECC figures⁹ for energy consumption (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household in Christchurch are set out in **Table 3.2**. There has been a general decreasing trend in energy consumption in the Borough with a slight rise from 2014. This also reflects a steady year on year decrease in total energy consumption in Great Britain with the only anomaly occurring between 2009 and 2010, when there was a small increase due to the particularly cold winter that year resulting in a higher consumption of fuels used for heating purposes. The trend for a decrease in energy consumption in the UK has been attributed to a number of different variables including weather conditions; energy efficiency improvements, such as increased levels of insulation, new boilers and more energy efficient appliances; increased energy prices; the recession; changes in the building stock; increases in solar photovoltaic self-generation by household, and household composition¹⁰. Between 2010 and 2016 the total energy consumption (of fuels) has fluctuated but with an overall decreasing trend; and from 2010 - 2011 there was a significant decrease from 150,496 ktoe to 138,587 ktoe¹¹. Overall, final energy consumption increased by 2,167 ktoe (1.6 per cent) in 2016 to 140,668 ktoe. The majority of the increase was due to gas consumption which increased by 1,356 ktoe (3.2 per cent)¹².

Table 3.1: Source of CO₂ Emissions in Christchurch by Sector (2005-2015)

Year	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Total (kt CO ₂)
2005	93	118	101	306
2006	93	116	103	307
2007	90	111	106	301
2008	95	112	101	301
2009	82	101	98	275
2010	84	108	96	281
2011	77	93	94	257
2012	77	102	91	264
2013	71	99	90	253
2014	57	83	92	225
2015	64	80	92	229

⁷ 2005 – 2014 UK Local and Regional CO₂ emissions full dataset

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/532949/2005-2014_UK_local_authority_and_regional_CO2_emissions_data_tables.xlsx (Published June 2016)

⁸ Local Authority carbon dioxide emissions estimates 2013. Statistical Release. DECC, June 2015.

⁹ Sub-national total final energy consumption statistics: 2005-2015 (Updated September 2017)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/647294/Sub-national_total_final_energy_consumption_statistics_2005-2015.xlsx

¹⁰ Sub-national Electricity and gas consumption statistics, Department for Business, Energy and Industrial Strategy (January 2018)

¹¹ Final energy consumption by fuel 1970 to 2016. National Statistics (Energy Consumption in the UK) (2017)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/652638/ECUK_Tables_2017.xlsx

¹² Energy Consumption in the UK 2016 (July 2017) (Department for Business, Energy & Industrial Strategy)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633503/ECUK_2017.pdf

Table 3.2: Energy Consumption in Christchurch by Sector (2005-2015)

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)
2005	23	39	27	89
2006	22	38	29	89
2007	22	37	29	88
2008	23	35	28	86
2009	21	33	28	82
2010	20	33	27	80
2011	19	31	26	76
2012	19	31	25	75
2013	18	30	25	73
2014	18	30	26	74
2015	21	30	26	77

- 3.32 The main drivers for developing renewable energy sources remain and have, in many respects, strengthened. The UK government passed the Climate Change Act in 2008, which sets a legally binding target to reduce carbon emissions by 80% by 2050 and 30% by 2020. As part of the European Renewable Energy Directive, the UK now has a legally binding target to generate 15% of the UK's total energy needs from renewable sources by 2020. This is a UK wide target and although no local targets have been set by government it is clear that the government expects local authority areas to play their part in meeting the national 2020 renewable energy target.
- 3.33 The increased use of renewable technologies for energy production is actively supported by Christchurch Borough Council. The Bournemouth, Dorset and Poole Renewable Energy Strategy to 2020¹³ promotes the deployment of renewable energy, identifies an aspirational target for renewable energy generation for 2020 and outlines the key actions necessary to realise Dorset's renewable energy potential. The Strategy states that there is currently estimated to be 36.67 MW of installed electricity generation capacity in Dorset, and that there is potential for Dorset to meet 15% of its energy needs from renewable sources by 2020 in line with the national target.

Environment and Biodiversity

Landscape

- 3.34 The Borough of Christchurch is characterised by a low lying landscape with only gentle variations in topography with the rural area being divided in two by St Catherine's Hill, a ridge at 45m above sea level running north/south between the valleys of the rivers Avon and Stour. Christchurch has no designated special landscape areas although the 'Environmentally Sensitive Area' in the Avon Valley is a positive landscape protection and enhancement programme administered and funded by DEFRA.
- 3.35 The New Forest National Park lies on the border of the Borough and development on the eastern edge of Christchurch has the potential to affect the landscape character and quality of the National Park.
- 3.36 The northern part of Christchurch Borough is mainly rural while the southern area is more urban and suburban in character. The area has seen significant urban development since the Second World War and there are continuous pressures for more development to take place. Improvements to private transport have made the rural areas accessible to those who wish to live in the countryside and work in the urban areas, or for those who wish to use the countryside for recreation. To contain urban sprawl and to maintain the separate identity of settlements, the South East Dorset Green Belt was introduced in the 1980s and this has reduced the loss of green fields to development. It also provides easy access to countryside on the doorstep of many residents, avoiding the need to travel substantial distances.

¹³ Bournemouth, Dorset and Poole Renewable Energy Strategy to 2020 (2013)

- 3.37 The most recent landscape character assessment for Christchurch Borough¹⁴ divides the Borough into Rural Landscapes, Urban Edges and Enclaves, the Built Up Area, and Coastal and Inter-Tidal Areas. Within each area, distinct landscape character areas are identified and described, with some description being provided of the sensitivity of the landscape to new development.

Biodiversity

- 3.38 The natural environment of Christchurch is diverse and of high quality, consisting of the coast, harbour and cliffs and, inland, extensive areas of wet and dry heath and river valleys. There are around 150 hectares of nature reserves and wildlife areas and a significant proportion of the Borough (18.6%) is protected by some form of nature conservation designation. In Christchurch there are 10 Sites of Special Scientific Interest (SSSIs), two of which are also designated as Special Protection Areas (Avon Valley SPA and Dorset Heathlands SPA) and two as Special Areas of Conservation (Dorset Heaths SAC and River Avon SAC), two Ramsar sites (Avon Valley Ramsar site and Dorset Heathlands Ramsar site), 22 sites of nature conservation importance (SNCIs) and four Local Nature Reserves (LNRs).

Historic Environment

- 3.39 The historic town centre of Christchurch is characterised by narrow streets and a number of Listed Buildings, some dating from the medieval period and the majority from the 18th and 19th centuries. Sustaining the high quality townscape is important to defining the character of the settlement. Within the Borough there are 12 designated Conservation Areas (three of which are in the rural areas) around 290 Listed Buildings and 12 Scheduled Monuments (two of which (Bowl Barrow on East Parley Common and Two Bowl Barrows at Gibbet Firs) are on the Heritage at Risk Register¹⁵). No other designated heritage assets in Christchurch are considered to be at risk. Most of Christchurch town lies within a conservation area.
- 3.40 There are significant pressures exerted on the historic environment. These come from the demand to modernise historic buildings, change their uses, develop within conservation areas and from increased affects from traffic and highway improvements.

Air, Water and Soils

Air Quality

- 3.41 The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas and develop action plans for improvement of air quality if objectives are likely to be exceeded.
- 3.42 The latest Air Quality Progress Report for Christchurch Borough Council¹⁶ shows that air quality within Christchurch is good and is being maintained below the air quality objectives, and that no new local developments are considered to impact on air quality. No Air Quality Management Areas (AQMAs) have therefore been deemed necessary in Christchurch.

Water

- 3.43 The lower reaches of both the Rivers Stour and Avon flow through Christchurch. The River Stour flows along the western boundary of the borough, being joined by the Moors close to Blackwater Hill. The River Avon follows the eastern boundary of the borough to Winton where the river flows in a southerly direction to join the River Stour just before flowing out into Christchurch Harbour.
- 3.44 The risk of flooding within the Borough has been determined as part of the Dorset County Council's Local Flood Risk Management Strategy¹⁷ and the Level 1 Strategic Flood Risk Assessment (SFRA) (2017), which has identified areas of potential flood risk, particularly around the Rivers Stour and Avon in Christchurch.

¹⁴ Christchurch Borough-Wide Character Assessment Christchurch Borough Council (November 2013)

¹⁵ Historic England. Heritage at Risk Register.(Historic England, 2018)

¹⁶ 2015 Air Quality Updating and Screening Assessment for Christchurch Borough Council (Christchurch Borough Council, 2015)

¹⁷ Local Flood Risk Management Strategy Technical Report (Dorset County Council, 2014)

https://www.dorsetforyou.gov.uk/media/195464/Local-Flood-Risk-Management-Strategy-for-Dorset-Technical-Report/pdf/Dorset_Local_Flood_Risk_Management_StrategyTechnical_Report.pdf

- 3.45 The Water Framework Directive (WFD) objectives are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody (rivers, lakes, estuaries, coastal and groundwaters)¹⁸.
- 3.46 The most recent South-West River Basin Management Plan¹⁹ provides a framework for protecting and enhancing the benefits provided by the water environment. For the Dorset catchment, the priority river basin management issues are water quality (at risk from diffuse sources of nitrate, phosphorus and silt from rural areas), habitat degradation (e.g. physical modification of the channel) and water quantity (e.g. low flows and surface water flooding).
- 3.47 Most households within Christchurch are connected to the mains water network, with a small proportion relying on private water supplies. The latest available Christchurch Borough Council and East Dorset District Council Annual Environmental Report²⁰ states that in the first half of 2012, residents of Christchurch consumed 20,133 cubic meters (m³) of water. Christchurch Borough is covered by Bournemouth Water, and about three quarters of the water supply is through river abstraction from the Rivers Avon and Stour, with the remainder from groundwater. Bournemouth Water's latest Water Resources Management Plan was submitted to Defra in December 2017²¹ and shows that in all its Water Resource Zones, there is not expected to be a shortfall between supply and demand over the next 25 years even if no action is taken.

Soils

- 3.48 The Agricultural Land Classification (ALC)²² system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors together with interactions between them form the basis for classifying land into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.
- 3.49 The majority of land within Christchurch is deemed to be either 'primarily in non-agricultural use' (northern part of the Borough) or land 'primarily in urban use' (south-eastern and south-western parts of the Borough). Small areas in the eastern and western parts of the Borough are classified as grade 1 agricultural land (excellent quality). The remaining areas of land within the Borough are classified as either grade 4 (poor quality) or 5 (very poor quality).

Amenity

- 3.50 Light pollution levels have historically increased in Dorset. A light pollution map for the South West area of England between 1993 and 2000 highlighted that Dorset's night skies got 17% brighter, resulting in the loss of tranquillity. It is thought that this trend has continued in line with urban expansion. The latest light pollution map by CPRE, Mapping England's Light Pollution and Dark Skies²³ highlights that the Christchurch District experiences high levels of night lights, particularly in the dense urban areas and the area around Bournemouth Airport. However, the South West as a whole is the darkest region, meaning it has low levels of light pollution compared to the other regions.

Resource Use/Waste and Recycling

- 3.51 The Dorset Waste Partnership (DWP) was launched in April 2011, bringing together seven Dorset councils in an equal partnership to provide waste, recycling and street cleaning services on the

¹⁸ Level 1 Strategic Flood Risk Assessment https://www.dorsetforyou.gov.uk/media/223909/Dorset-Level-1-Strategic-Flood-Risk-Assessment---December-2017/pdf/Dorset_Level_1_SFRA_-_December_2017.pdf (Bournemouth, Dorset and Poole (2017))

¹⁹ South-West River Basin District Management Plan (updated 2015) <https://www.gov.uk/government/publications/south-west-river-basin-district-river-basin-management-plan>

²⁰ Christchurch Borough Council and East Dorset District Council Annual Environmental Report (2013)

²¹ Bournemouth Water (2017) Water Resources Management Plan <http://www.bournemouthwater.co.uk/company-information/economic-regulation/water-resources-plan.aspx>

²² Natural England, Agricultural Land Classification (ALC) system, 2013 this has been updated to Natural England, Agricultural Land Classification (ALC) system, 2018 (on the website it says it was last updated February 2018)

²³ Night Blight: Mapping England's light pollution and dark skies by Campaign to Protect Rural England <https://www.cpre.org.uk/resources/countryside/dark-skies/item/download/4570> and dark skies by Campaign to Protect Rural England (2016): http://www.nightblight.cpre.org.uk/maps/PDF_Maps/Region/Regions_South%20West.pdf

partners' behalf. Of the 194,060 tonnes of local authority collected waste generated in 2013/14 across the seven councils, on average 54% was reused, recycled or composted, around 25% was landfilled and 21% was managed through incineration with energy from waste (including MBT)²⁴. The latest statistics for recycling in Christchurch show that in 2016/2017 recycling rates were 59.4%, which is a small increase from the 2015/2016 recycling rates were 58.5%²⁵.

- 3.52 The DWP service includes a weekly food waste collection and a fortnightly rubbish and co-mingled recyclates collection. There is also an opt-in garden waste collection all year round.

Population

- 3.53 The resident population of Christchurch for mid-2015 was 49,211 and rose to 49,645 in mid-2016²⁶. The population for the year 2016 was 49,650²⁷. 48% of the population are males and 52% are females²⁸. The total population change between mid-2014 to mid-2024 is expected to be 9%²⁹. The projected population for Christchurch in 2021 is 51,500³⁰. The population of Christchurch is less diverse than the national average in 2011, 2.4% of the population in Christchurch³¹ was classed as Black Minority Ethnic (BME) compared with 14% in England & Wales.
- 3.54 In 2011 the mean age of the Christchurch population was 47.1 years which is older than the average population across England and Wales as a whole (39.3 years). In 2011, 29.7% of the resident population in Christchurch was of retirement age (65 and over) compared with 18% in England and Wales, and 25.2% in Dorset.
- 3.55 In 2011 Christchurch had a population density of 9.5 persons per hectares³² which is higher than both the England and Wales average (3.7 persons per hectare) and the Dorset average (1.6 persons per hectare)³³.

Housing

- 3.56 In 2011 Christchurch had 21,475 households and 24,434 residential properties of which 75% are owner occupied, 13% are public rented, and 11% are privately rented³⁴ Christchurch had around 23,132 dwellings. This compares to national averages of 63.4% of households being owner-occupied, 17.7% being social renters and 16.8% being rented privately. Christchurch therefore has significantly greater proportions of owner-occupation and significantly lower levels of both social rented and privately rented households than the national averages³⁵.
- 3.57 Of the homes included in the 2011 census for Christchurch, 41% were detached, 19% were semi-detached, 18% were terraced, 22% were flats/maisonettes and 0.5% were mobile homes/caravans.
- 3.58 In 2011 a House Condition Survey in Christchurch³⁶ indicated that approximately 710 (3.1%) of dwellings in the borough were empty. This figure compares favourably with the national average of 4.2% reported in 2011.

²⁴ Waste Plan Pre-Submission Draft (December 2017) https://www.dorsetforyou.gov.uk/media/223903/Waste-Plan-Pre-Submission-Draft-December-2017---Part-1/pdf/Waste_Plan_Dec2017_PART_1_-_WASTE_PLAN.pdf

²⁵ Recycling in the UK (Suez, 2017) <http://www.sita.co.uk/individuals/recycling-in-the-uk/>

²⁶ Population estimates for UK, England and Wales, Scotland and Northern Ireland mid 2012-mid-2016 (ONS, 2018)

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalescotlandandnorthernireland/mid2012tomid2016/ukmidyearandestimates20122016.xls> (ONS, 2018)

²⁷ Area Profile for Christchurch (Dorset County Council 2018) <https://apps.geowessex.com/stats/AreaProfiles/District/christchurch>

²⁸ Revised population estimates for England and Wales: mid-2012 to mid-2016 (ONS, 2018)

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/latest>

²⁹ Subnational population projects for England: 2014-based (ONS, 2016)

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

³⁰ Area Profile for Christchurch (Dorset County Council 2018) <https://apps.geowessex.com/stats/AreaProfiles/District/christchurch>

³¹ ONS (2011) Table KS201UK Ethnic Group.

³² ONS (2011) Table KS101UK Usual Resident Population.

³³ ONS (2011) Table KS101UK Usual Resident Population.

³⁴ Area Profile for Christchurch (Dorset County Council 2018) <https://apps.geowessex.com/stats/AreaProfiles/District/christchurch>

³⁵ Area Profile for Christchurch (Dorset County Council 2018) <https://apps.geowessex.com/stats/AreaProfiles/District/christchurch>

³⁶ Christchurch House Condition Survey (2011)

- 3.59 Not enough affordable housing has been delivered over the past 20 years in Christchurch and this, along with high house and rental prices, has made suitable accommodation inaccessible to many people.
- 3.60 The 2015 Eastern Dorset Strategic Housing Market Assessment (SHMA)³⁷ estimated that the annual affordable housing need in Christchurch was 245 homes per annum (with a net need of 191 after supply was taken into account). Although hypothetical, if all of the estimated need was to be met in Christchurch, 81% of provision would be needed in the form of Affordable Rented or Social Rented housing and 19% as Intermediate Affordable Housing.
- 3.61 The SHMA also indicated the projected household growth between 2013 and 2033, alongside the most appropriate proportions of market and affordable housing (by bedroom size) to meet housing requirements over the next 20 years. Based on meeting the housing requirement for market homes per annum in Christchurch, 49.8% should be one and two bedroom homes and 50.2% should be larger three and four bedroom homes. Based on delivering the required affordable homes each year, 76.3% should be one or two bedroom homes and 23.7% should be larger three or four bedroom homes.
- 3.62 The National Planning Policy Framework requires all local authorities to identify a five year housing land supply with an additional buffer of 5% (moved from later in the plan period). Christchurch Borough Council has produced a Strategic Housing Land Availability Assessment (SHLAA)³⁸ to assess the theoretical potential of sites in the Borough to accommodate future housing development. While the assessment provides technical evidence of land that is deliverable and developable, it is the job of the Local Plan to determine which of these sites should be allocated for development. The SHLAA identifies land that is deliverable or developable for 3,588 dwellings in Christchurch Borough, 1,229 dwellings in 2017-2022 and 2,359 dwellings in 2022-2032. Together with the 5,799 dwellings identified by the SHLAA for East Dorset³⁹, the total of 9,387 dwellings represents a surplus to the required to be delivered by the adopted Core Strategy to 2028. The sites identified are mainly within existing settlement boundaries; the Christchurch Urban Extension (Policy CN1); and Land to the South of Burton (Policy CN2) in accordance with the adopted Core strategy (Policy KS4).

Health

- 3.63 The health of people in Christchurch is generally better than the England average. Deprivation is lower than average; however about 12.3% of children in Christchurch (895)⁴⁰ live in poverty. Life expectancy for both men and women in the Borough is higher than the England average at 81.6 for males and 85.1 for females⁴¹.
- 3.64 In Christchurch, there were 20.6 conceptions per 1,000 females aged 15-17 in 2015 compared with 20.8 nationally⁴².
- 3.65 General healthcare priorities in Christchurch include anxiety, depression and dementia care, smoking, type 2 diabetes and circulatory disease and harms caused by road traffic collisions⁴³. The key priorities for Christchurch are reducing inequalities, promoting healthy lifestyles and preventing ill health, and working better together to deliver prevention and early intervention at scale, high quality care and better value.
- 3.66 Christchurch has eight NHS surgeries and one hospital, Christchurch Hospital, which has a range of departments including a Macmillan Unit. There are 12 dental surgeries in the Borough offering a mix of NHS and private treatment.

³⁷ Eastern Dorset Strategic Housing Market Assessment (October 2015)

³⁸ Christchurch Borough Council Strategic Housing Land Availability Assessments (2017)

³⁹ East Dorset District Council Strategic Housing Land Availability Assessments (2017)

⁴⁰ Christchurch Health Profile, 2016

⁴¹ Christchurch Health Profile 2017 Public Health England, 2017) <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000048.pdf>

⁴² Public Health England, 2017) Christchurch Health Profile 2017 <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000048.pdf>

⁴³ Christchurch Health Profile 2017 <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000048.pdf>

Social Inclusion and Deprivation

- 3.67 Index of Multiple Deprivation 2015⁴⁴ is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. The data is now based on identified neighbourhoods known as 'Super Output Areas' (SOAs) rather than wards.
- 3.68 For Local Authority areas, Christchurch is ranked 259th for the multiple deprivation score out of the 356 local authority areas in England and Wales (where 1 is most deprived and 356 is least deprived). This is a slight change from 2007 when the score was 220⁴⁵, and 2010 when the score was 230⁴⁶. Although the overall Borough score is high, meaning that compared with the rest of the country this area has less deprivation than many other areas, there is evidence of disparity between the different parts of the Borough when looking at the assessment at small area level. There are 30 SOAs in Christchurch, 247 in Dorset and 32,482 nationally. There are two SOAs in Christchurch which are ranked amongst the top 20 in Dorset and top 25% nationally – Somerford East and Somerford West. There are four SOAs in Christchurch which are in the top 10% least deprived, both nationally and in Dorset – Highcliffe, North Highcliffe and Walkford, St Catherine's and Hurn, and Mudeford and Friars Cliff⁴⁷.
- 3.69 There is a need for affordable housing in Christchurch. The average house price in Christchurch (June 2017) was £327,877, and average house prices increased by 2.2% between June 2016 and June 2017⁴⁸. The property price to earnings ratio was 13.0 in 2017. Houses prices were 13 times higher than earnings in Christchurch compared with 7.8 in England and Wales⁴⁹.
- 3.70 The latest fuel poverty statistics show that 8.7% of Christchurch households were classified as being fuel poor in 2014. A fuel poor household is defined as one which needs to spend more than 10% of its income on fuel use to heat its home to an adequate standard of warmth⁵⁰.

Crime

- 3.71 The latest crime statistics show that, in Christchurch, 37.6 per 1,000 of the population are likely to become victims of crime. For Dorset this figure is 38.7 and nationally this figure is 66.4. In 2012/13 there were 3.9 burglaries per 1,000 households and 5.4 violent crimes per 1,000 of the population in Christchurch. In March 2018 the total number crimes in Christchurch was 292⁵¹.
- 3.72 Evidence drawn from the Christchurch Resident Survey 2015⁵² shows that the majority of respondents (80%) either feel 'very safe' or 'fairly safe' in their local area after dark. There was little change since the 2013 survey was conducted. In addition, 98% of residents reported that they feel 'very safe' or 'fairly safe' outside during the day in the 2015 survey. These figures were the same in 2013.

Education

- 3.73 Around 6,600 children are educated in mainstream state schools in Christchurch⁵³. Christchurch has a total of 11 state primary schools, three of which have separate infant and junior departments. There are three state secondary schools all of which are comprehensive schools: The Grange School, Twynham School and Highcliffe School. There is one independent school; Portfield School.

⁴⁴ Index of Multiple Deprivation (2015), Official Statistics

⁴⁵ Index of Multiple Deprivation (2007), DCLG

⁴⁶ Index of Multiple Deprivation (2010), DCLG

⁴⁷ Index of Multiple Deprivation (2015), DCLG

⁴⁸ HM Land Registry House Price Index England: June 2017

⁴⁹ Housing affordability ratio by local authority (ONS, 2017)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2017>

⁵⁰ DECC, Fuel Poverty Statistics, 2013

⁵¹ Crime in Christchurch Borough Council (UK CrimeStats) <http://www.ukcrimestats.com/Subdivisions/DIS/2292/>

⁵² Christchurch Borough Council Residents Survey 2015

⁵³ Christchurch in Profile (2014)

- 3.74 Statistics from January 2017 – December 2017 show that the proportion of adults in Christchurch who have attained qualification levels equivalent to NVQ level 4 and above (34.4%) is below the regional and national averages of 39.0% and 38.6% respectively⁵⁴.
- 3.75 Dorset Adult Education Service provides courses for lifelong learning and has a centre in Christchurch.

Culture, Leisure and Recreation

- 3.76 Christchurch has a range of cultural, leisure and recreational facilities which are used by both residents and visitors to the town. They include the Red House Museum and Gardens, the Aviation Museum, Highcliffe Castle and the Regent Centre. The latter is a venue for professional and local amateur companies providing a diverse programme of around 400 events each year.
- 3.77 The Two Rivers Meet Leisure Centre provides a 25m swimming pool, 12.5m training pool, fitness suite and sauna, four squash courts and a main hall used for a range of sports. The facility has recently been extended and is a base for a variety of clubs and courses.
- 3.78 There is a range of outdoor sports and recreation facilities including recreation grounds, sports pitches, tennis courts, bowling greens and golf courses. The natural amenities of Christchurch lend themselves to recreational activities with riversides, harbour and coastal locations used for water sports and fishing. The rural areas of the Borough provide opportunities for informal recreation (walking, bird and wildlife spotting, picnicking) whilst some areas have been subject to diversification into recreational uses such as golf courses and driving ranges, equestrian centres and a ski centre with artificial ski slopes.
- 3.79 All leisure activities contribute to the quality of life of residents, providing amenity and opportunities for enhancing intellectual, spiritual and physical wellbeing. The March 2018 State of Dorset Leisure and Culture document reports that 77% of people surveyed in the 2009 Citizens Panel Survey agreed that access to cultural activities help to make Dorset a better place to live, and that engagement in cultural activities contributes to an improved quality of life⁵⁵. Additionally, leisure facilities represent a tourism asset and their provision can result in economic benefits to the Borough.
- 3.80 However, there is a conflict in the Borough between recreation and the protection of the heathlands for their nature conservation assets. Suitable alternative open space is required to reduce the number of people wishing to use the heaths for their recreation.
- 3.81 Shopping facilities exist at various local shopping parades throughout the Borough of Christchurch in addition to the main shopping centre in the town centre. The primary shopping frontages are: Saxon Square/High Street/Bargates and Highcliffe. There is one major retail park: Barrack Road Retail Park and smaller retail parks at Stony Lane and Somerford Road.

Employment and Economic Activity

- 3.82 Between January 2017 and December 2017 the percentage of economically active people in Christchurch was 80.9%. This is above the national average of 78.4%, but slightly below the regional average of 81.4%⁵⁶. Across the same period, the unemployment rate of 2.3% of the economically active population in Christchurch was lower than the national average of 4.4%⁵⁷. The number of people claiming Jobseeker's Allowance as a percentage of the working age resident population as of April 2018 was 0.6%⁵⁸. The two main employment sectors within Christchurch between January 2017 and December 2017 were administrative and secretarial (19.4) and professional occupations (16%)⁵⁹.
- 3.83 Of the 1,995 enterprises within Christchurch in 2017, the vast majority (87.7%) were considered as 'micro size' (0-9 employees), 10.0% were considered to be 'small' (10-49 employees), 1.8%

⁵⁴ Christchurch Labour Market Profile (2017), ONS

⁵⁵ State of Dorset Leisure and Culture (March 2018), Dorset County Council

⁵⁶ Christchurch Labour Market Profile (2017), ONS

⁵⁷ Christchurch Labour Market Profile (2017), ONS

⁵⁸ Christchurch Labour Market Profile (2017), ONS

⁵⁹ Christchurch Labour Market Profile (2017), ONS

were considered to be 'medium' (50 – 249 employees) and 0.5% were considered to be 'large' (250+ employees)⁶⁰.

- 3.84 In 2017, the average gross weekly pay by residents for aged 16 and above in full time work in Christchurch was £576.60. This figure is higher than both the regional average (£527) and the national average (£552.70)⁶¹.

Tourism

- 3.85 Tourism is important to the economy of Christchurch, with the Borough attracting 210,000 staying visitors and 1,486,000 day visitors in 2015, who collectively generated around £103,030,000 for the local economy, and created 2,243 jobs⁶².
- 3.86 The rich historic and cultural heritage of Christchurch is an important factor in defining the character of the town for both residents and visitors with, for example, the 11th century Priory Church attracted almost 95,00 visitors in 2012⁶³. Other heritage attractions include The Castle and Constable's House (Scheduled Monuments), Highcliffe Castle and the Red House Museum and Gardens.
- 3.87 Christchurch's natural capital, in the form of its coastal setting of harbour and beaches, riverside walks and wildlife areas, also serves to attract visitors for a range of outdoor activities including water sports, rambling and wildlife viewing.
- 3.88 There are over 900 overnight bed spaces in the Borough, consisting of eight hotels and 75 guest houses, inns and bed and breakfast establishments. There are 11 caravan and camping parks providing 48 self-catering units, over 1,000 tent or towing caravan pitches and over 400 static caravan pitches.

Transport

- 3.89 The A338 runs northwards through the Borough of Christchurch to link with the A31 which, in turn provides access to the M3 and M25 for London and the South East. The A34 and M40 provide good access to and from the Midlands and the A35 links Christchurch to Southampton and Bournemouth, Poole and the South West region.
- 3.90 Christchurch railway station is located approximately 500 metres north west of the town centre and served by South West Trains which connects to major stations across the west of the county and provides fast and reliable services to Southampton and London. The station has around 50 parking spaces and is served by three taxi companies.
- 3.91 Bournemouth Airport lies within the north west of the Borough, about 10 minutes' drive from the town centre. In 2017 Bournemouth Airport handled 1,083,000 passengers, and there were 34,641 aircraft movements⁶⁴. Scheduled and charter flights are available primarily to European destinations and operators include Ryanair, EasyJet, Flybe and Thomson.
- 3.92 Christchurch is served by two bus companies - Wilts and Dorset and Yellow Buses which provide direct journeys to a number of destinations within and outside the Borough. A 'Dial-a-Bus' service operates for residents in the east of the Borough which collects eligible people from their homes taking them to the town centre for a few hours. It operates on one day of the week and can accept wheelchair-bound residents.
- 3.93 Levels of car ownership are high in Christchurch with only 18% of households not owning any cars, compared with 26% in England & Wales⁶⁵. 36% of all Christchurch households have two or more cars, with a total of 27,702 cars/vans available for households to use in Christchurch⁶⁶. The

⁶⁰ Christchurch Labour Market Profile (2017), ONS

⁶¹ Christchurch Labour Market Profile (2017), ONS

⁶² The Economic Impact of Dorset's Visitor Economy 2015 (October 2016), Produced on behalf of the Dorset Tourism Partnership by The South West Research Company Ltd

⁶³ Visitor numbers at selected attractions 2002-2012, Dorset for You

⁶⁴ Civil Aviation Authority Airport Data 2017, available from <https://bit.ly/2KERDPT>

⁶⁵ Census of Population, 2011

⁶⁶ Census of Population, 2011

proportion of people who get to work via public transport is low at 4% compared with 11% nationally⁶⁷.

- 3.94 In 2017, there were 124 road traffic casualties in Christchurch, 20 of which involved serious injury or death⁶⁸. This is an increase from 2015, when there were 94 road traffic casualties, 15 of which involved serious injury or death⁶⁹.

Key Sustainability Issues

- 3.95 Analysis of the baseline information has enabled a number of key sustainability issues facing Christchurch to be identified. Identification of the key sustainability issues and consideration of how these issues might develop over time if the Local Plan Review is not prepared help to meet the requirements of Annex 1 of the SEA Directive to provide information on:
- "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan; and*
- any existing environmental problems which are relevant to the plan."*
- 3.96 A set of key sustainability issues for Christchurch and East Dorset were previously identified and set out in the January 2013 Scoping Report. That list of key issues was reviewed during the preparation of the August 2015 Scoping Report for the Local Plan Part 2 in order to reflect the updated baseline information, and was refined to be more concise. It was then reviewed in the September 2016 SA Scoping Report to ensure that it remained valid and reflects the scope of the full Local Plan Review being undertaken, and has been reviewed again for this SA Report to ensure it relates just to Christchurch Borough. The revised set of key sustainability issues is presented in **Table 3.1** overleaf.
- 3.97 It is also a requirement of the SEA Directive that consideration is given to the likely evolution of the environment in the plan area (in this case Christchurch Borough) if the Local Plan Review was not to be implemented. This analysis is also presented in **Table 3.1**, in relation to each of the key sustainability issues.
- 3.98 The information in **Table 3.1** shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting Christchurch Borough would be more likely to continue without the implementation of the Local Plan Review although the policies in the adopted Core Strategy will go some way towards addressing many of the issues. In most cases, the Local Plan Review offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date and comprehensive plan which reflects the requirements of the NPPF, updating the Core Strategy policies.

⁶⁷ Census of Population, 2011

⁶⁸ Christchurch casualty statistics (Dorset for You, 2017) <https://www.dorsetforyou.gov.uk/roads-highways-maintenance/roads-and-pavements/road-safety/dorset-casualty-statistics/christchurch-casualty-statistics.aspx>

⁶⁹ Christchurch Casualty Figures (2015), Dorset for You

Table 3.1 Key Sustainability Issues for Christchurch Borough and Likely Evolution without the Local Plan Review

Key Sustainability Issues for Christchurch Borough	Likely Evolution without the Local Plan Review
<p>Climate change is likely to affect biodiversity, increase hazards from fluvial and coastal flooding, and increase the problem of low flow rivers during the summer.</p>	<p>Climate change is likely to have ongoing effects regardless of the Local Plan Review, although the adopted Core Strategy already includes policies seeking to address this issue, and these would continue to apply in the absence of the Local Plan Review. These policies include ME3: Sustainable Development Standards for New Development, which requires development to incorporate carbon emissions reduction measures and ME4: Renewable Energy Provision for Residential and Non-Residential Developments, which encourages the provision of renewable, decentralised, and low carbon energy in residential development of 10 or more dwellings (or sites of 0.5 hectares or greater), and non-residential development of 1,000m² gross floor space (or 1 hectare or greater). However, the Local Plan Review offers opportunities to revise and update these policies to ensure that they are as relevant and effective as possible and these opportunities would be lost in the absence of the Local Plan Review.</p>
<p>The Borough contains some of the most rare and precious nature conservation assets in the Country. These are under threat from urban pressures, including disturbance and damage from recreational use.</p>	<p>Pressures on the natural environment in the Borough are likely to continue regardless of the adoption of the Local Plan Review, although the adopted Core Strategy already includes policies seeking to address these pressures, including ME1: Safeguarding Biodiversity and Geodiversity. The Local Plan Review offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate.</p>
<p>The countryside is continuously under pressure from urban influences and the demand for new development is strong.</p>	<p>Pressures on the countryside are likely to continue regardless of the Local Plan Review, although the adopted Core Strategy already allocates large scale development sites where much of the new development in the Borough will be focused, which have been subject to SA through the preparation of the Core Strategy and selected by the Councils as the most appropriate locations for development. However, without the site allocations to be made in the Local Plan Review, further development may not come forward in the most appropriate locations and impacts on the countryside could be inappropriate.</p>
<p>Christchurch Borough has no designated special landscape areas apart from the 'Environmentally Sensitive Area' in the Avon Valley and the New Forest National Park near to the north eastern border of the Borough.</p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance the landscape, including HE3: Landscape Quality. The Local Plan Review offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected following consideration of their impacts on the landscape through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>There are areas of significant built historic</p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance the</p>

Key Sustainability Issues for Christchurch Borough	Likely Evolution without the Local Plan Review
<p>importance and aesthetic quality that should be preserved and enhanced. These are continuously facing pressures for change.</p>	<p>historic environment, including HE1: Valuing and Conserving our Historic Environment. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected, following consideration of their impacts on the historic environment through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>There are a series of rivers that pass through the area that can cause serious flooding. Additionally, Christchurch Borough is threatened by potential sea level rises.</p>	<p>The adopted Core Strategy already includes policies seeking to reduce flood risk in and around Christchurch including ME6: Flood Management, Mitigation and Defence. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected following consideration of their impacts on the risk of flooding through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>The amount of water used by households in the area has increased over the past decade, as has the abstraction of water. Abstraction from the River Avon has caused low flow problems, adversely affecting its high nature conservation value.</p>	<p>The overall quantum of development was determined through the adopted Core Strategy and the Water Companies take Local Plan forecasts of housing/employment needs into account when preparing their Water Resources Plans. This will be updated through the Local Plan Review in consultation with Bournemouth Water whose latest Water Resources Management Plan shows there will be a surplus of water supply over the next 25 year period.</p>
<p>There are increasing demands for energy provision predicted for the future. Some parts of the community experience fuel poverty.</p>	<p>The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase demand for energy and the trend would continue as at present.</p>
<p>There are some very sensitive water environments throughout the Borough and these need to be protected.</p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance water quality including ME3: Sustainable Development Standards for New Development and ME7: Protection of Groundwater. While those policies would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through site allocations that are selected following consideration of their impacts on the water environment through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>Increasing urbanisation and the demand for further travel has resulted in a loss of tranquillity and increased light pollution.</p>	<p>The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase the need to travel or levels of light pollution and the trend would continue as at present.</p>

Key Sustainability Issues for Christchurch Borough	Likely Evolution without the Local Plan Review
Christchurch Borough has high levels of recycling when compared with national figures. However, there are increasing requirements to improve recycling.	The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase waste generation and the trend would continue as at present. The Local Plan Review offers opportunities for more detailed development management policies which may address waste management within new developments, which could mean that the issue is more likely to be addressed if the plan is adopted.
The age structure of the population currently shows a significantly above average representation of retired people. This will have implications for the economy, service provision, accommodation and health.	The adopted Core Strategy already includes policies seeking to ensure that the needs of older people are met, including LN7: Community Services and Facilities. While such policies would continue to apply in the absence of the Local Plan Review, that document offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate.
House prices in the area are higher than the national average and wages below the national average. The supply of new housing is constrained by environmental, infrastructure and planning constraints. This coupled with the sale of social houses has resulted in a shortage of affordable housing.	The overall quantum of housing development and the proportion that will be affordable is determined through the adopted Core Strategy; however without the implementation of the site allocations to be included in the Local Plan Review there may be less certainty about the delivery of that affordable housing.
Christchurch Borough on average is not generally deprived. However, particular pockets of deprivation exist.	The adopted Core Strategy already includes policies seeking to create more prosperous communities (Section 16 of the adopted Core Strategy). While such policies would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate. The overall quantum of employment development is determined through the adopted Core Strategy; however without the implementation of the site allocations to be included in the Local Plan Review there may be less certainty about the delivery of that employment land and therefore this trend may be less likely to be addressed.
There is a potential conflict between the desire for recreation and the quality of the lowland heaths in	The adopted Core Strategy already includes a policy seeking to protect the heathlands – ME2: Protection of the Dorset Heathlands, and there is a separate Supplementary Planning Document ⁷⁰ which sets out the approach that, together, the local authorities in South East

⁷⁰ The Dorset Heathlands Planning Framework 2015-2030 Supplementary Planning Document. Borough of Poole, Bournemouth Borough Council, Christchurch Borough Council, Dorset County Council, East Dorset District Council, Purbeck District Council, January 2016.

Key Sustainability Issues for Christchurch Borough	Likely Evolution without the Local Plan Review
<p>relation to nature conservation.</p>	<p>Dorset will follow when considering development applications in order to avoid harm to the heathlands. That Core Strategy policy and the SPD would continue to apply in the absence of the Local Plan Review. The Local Plan Review offers the opportunity to build on this overarching policy through further SANG provision where required and site allocations that are selected following consideration of their impacts on the heathlands through the SA and HRA process.</p>
<p>There have been significant changes in the rural economy caused by the decline in agriculture. A high proportion of those living in the rural areas commute to work in urban areas.</p>	<p>The adopted Core Strategy already includes a policy seeking to enhance the rural economy– PC4: The Rural Economy. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate.</p>
<p>Car dependency in the area is amongst the highest in the UK and there are serious congestion problems in key locations.</p>	<p>The Local Plan Review offers the opportunity to set out detailed development management policies relating to encouraging the use of sustainable transport and it may also address this issue through more specific development management policies and site allocations that are selected following consideration of their impacts on transport patterns through the SA. Therefore, without the adoption of the Local Plan Review this issue may not be as well addressed.</p>

4 Sustainability Appraisal Findings for Chapter 3 Strategic Policy

Introduction

- 4.1 The chapter presents the SA Findings for Chapter 3 of the Christchurch Local Plan Review Options document.

Section 3.1 Challenges, Vision & Strategic Objectives

- 4.2 **Table 4.1** below presents the SA scores for the draft Vision and Strategic Objectives that appear in Chapter 3 of the Christchurch Local Plan Options document.

Table 4.1: SA Scores for the Vision and Strategic Objectives

SA Objectives	Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7
1. Biodiversity/geodiversity	+	++	0	+	+	0	+	0
2. Landscape	+	+	+	0	+	+	0	0
3. Historic environment	+	0	++	0	0	+	0	0
4. Built environment	+	+	++	+	+	+	0	0
5. Efficient land use	+	0	++	0	++	+	0	0
6. Sustainable resource use	+	0	0	++	0	0	0	0
7. Pollution	+	0	+	++	0	0	+	0
8. Climate change	+	0	+	++	0	0	+	0
9. Flooding	+	0	0	++	0	0	0	0
10. Sustainable transport	+	0	+	++	0	0	++	0
11. Services and facilities	+	0	++	0	0	0	+	++
12. Safe environment	+	0	0	0	0	0	+	0
13. Health	+	+	+	0	0	0	+	0
14. Housing	+	+	+	+	0	++	0	0
15. Economy/employment	+	0	+	0	++	0	0	+

- 4.3 The Christchurch Local Plan Options document includes an overall Vision and seven Strategic Objectives for the new Local Plan.

Vision

- 4.4 As shown in **Table 4.1** above, minor positive effects are expected for all of the SA objectives in relation to the Vision. This reflects the Vision's aspirational and sustainable approach to

development in the Borough ensuring Christchurch Borough remains a desirable area to live, work and visit.

- 4.5 The Vision sets out that over the plan period development in the Borough will result in the delivery new housing of a diverse range of tenures as well as new affordable housing. This will be delivered within new sustainable residential areas that include high quality open space, community facilities and services connected by enhanced transport links. New housing development in the urban area will be of a high quality design and will make use of previously developed land. Shops and services for the local communities will be focussed at the main centres of Christchurch and Highcliffe with smaller neighbourhood centres providing basic services.. Minor positive effects are therefore likely in relation to SA objectives 11: services and facilities, 3: historic environment, 4: built environment, 5: efficient land use, 6: sustainable resource use, 13: health and 14: housing.
- 4.6 The Vision also states that over the plan period the natural environment will continue to be one of the most important assets for the Borough. Specific environment assets such as the Dorset Heathlands, Christchurch Harbour, the coast, beaches and rivers will be protected in terms of their landscape and biodiversity value, while adaptation relating to flood risk and climate will be achieved through a clear policy approach. Over the plan period the Borough will be improved in terms of its accessibility not only for those making use of cars but also via public transport and for cyclists and pedestrians. Minor positive effects are therefore expected in relation to SA objectives 1: biodiversity/geodiversity, 2: landscape, 7: pollution, 8: climate change, 9: flooding and 10: sustainable transport.
- 4.7 Economic aspirations outlined in the Vision include the growth of the Borough's economy through sustaining traditional sectors such as tourism, health and education and also by encouraging growth in the knowledge-based sectors. High quality employment sites will be created and sites suitable for employment uses will be protected. It is therefore expected that minor positive effects are likely in relation to SA objective 15: economy/employment.
- 4.8 Due to the Vision's high level and general aspirations, it is not anticipated that any significant positive effects are to occur on the SA objectives. The Local Plan's more detailed policies will support the outcome of this Vision. These policies have been appraised separately in this chapter.

Strategic Objectives

- 4.9 Where the Local Plan Strategic Objectives relate to a particular SA objective, the effects are found to be positive in all cases, as shown in **Table 4.1**. Where negligible effects were identified, this was generally because the issue that the Local Plan Strategic Objective seeks to address is unrelated to the SA objective.
- 4.10 Significant positive effects are identified when the aim of the Strategic Objective directly aligns with that of the SA objective, as outlined below:
- Strategic Objective 1 addresses the management and safeguarding of the natural environment in Christchurch, specifically highlighting the retention and protection of the Green Belt, greenspace and biodiversity enhancements and mitigation of the effects of residential development on heathland habitats. Although not a landscape designation, protection of the Green Belt will help to retain open areas of countryside that may contribute to landscape character. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 1: **biodiversity/geodiversity**.
 - Strategic Objective 2 addresses the maintenance and improvement in character of the town and villages in Christchurch with an aim to create vibrant local centres. There is a key focus on the importance of the heritage assets, notably listed buildings and also open space that will be provided alongside new residential developments. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 3: **historic environment**, 4: **built environment**, 5: **efficient land use** and 11: **services and facilities**.
 - Strategic Objective 3 addresses the need to adapt to the challenges of climate change, in particular the impact of carbon emissions from transport, the incorporation of carbon

reduction, water and energy efficiency measures and ensuring that development will be located in areas at lowest risk of flooding. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 6: **sustainable resource use**, 7: **pollution**, 8: **climate change**, 9: **flooding** and 10: **sustainable transport**.

- Strategic Objective 4 addresses the need to enable the mixed economy of Christchurch to grow and to develop new employment sectors, in particular new zones of employment development and a range of employment sites. The agriculture and horticulture sectors will be supported as well as the encouragement of rural farm diversification. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 5: **efficient land use** and 15: **economy/employment**.
- Strategic Objective 5 addresses the need to deliver a suitable, affordable and sustainable range of housing to provide for local needs. There is a need for sufficient housing, well planned sustainable new communities, a variety in the size and type of dwellings and the provision of affordable housing with new residential developments. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 14: **housing**.
- Strategic Objective 6 addresses the need for people to have more travel choices to reduce the need for people to travel and encouraging the use of sustainable modes of transport. Prime transport corridors will be improved as well as the development of new green infrastructure for example, footpaths and cycleways to encourage people to not travel by car. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 10: **sustainable transport**.
- Strategic Objective 7 addresses the need to help Christchurch communities to thrive and to help people support each other. Commercial, retail and community facilities will be the focus for the main town centre of Christchurch and new facilities and services will be developed alongside the new neighbourhoods. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 11: **services and facilities**.

4.11 Minor positive effects are likely for some of the SA objectives as although they do not have a direct link to the aims of the Strategic Objectives, positive effects are still expected as an indirect result. For example, Strategic Objective 6 – to reduce the need for people to travel and to have more travel choices is likely to have an indirect positive effect with regards to SA Objectives 7: pollution, 8: climate change and 13: health, as through the encouragement of public transport, walking and cycling there is likely to be a reduction in air pollution and greenhouse gas emissions and through encouraging a modal shift towards active travel there are likely to be improvements in people’s health and wellbeing. Similarly, Strategic Objective 1 – to manage and safeguard the natural environment of Christchurch could have an indirect minor positive effect in relation to SA Objective 13: health due to the new green space and biodiversity enhancements, which are likely to be beneficial to the health of those who use the green spaces.

4.12 Similarly to the Vision, the success of the Strategic Objectives in helping to achieve the SA objectives will depend on the implementation of more detailed policies within the Local Plan. These policies have been subject to SA and the findings are described below and in **Chapters 5 and 6**.

Section 3.2 The Key Strategy

4.13 **Table 4.2** below presents the SA scores for the Key Strategy draft policies in Section 3.2 of the Strategic Policy chapter of the Christchurch Local Plan Review Options document:

- Draft Policy 3.1 Presumption in Favour of Sustainable Development
- Draft Policy 3.2 Settlement Hierarchy
- Draft Policy 3.3 Green Belt

- Draft Policy 3.4 Housing Provision in Christchurch
- Draft Policy 3.5 Strategic Green Infrastructure and Heathland Mitigation
- Draft Policy 3.6 Provision of Employment Land
- Draft Policy 3.7 Future Retail Provision
- Draft Policy 3.8 Town Centre Hierarchy
- Draft Policy 3.9 Role of Town and District Centres
- Draft Policy 3.10 Transport Strategy and Prime Transport Corridors
- Draft Policy 3.11 Strategic Transport Improvements
- Draft Policy 3.12 Transport and Development
- Draft Policy 3.13 Parking Provision
- Draft Policy 3.14 Community Facilities and Services

4.14 The detailed SA matrices for these policies are presented in **Appendix 4**, and the findings are summarised below.

4.15 Where Key Strategy draft policies in Chapter 3 are relevant to a particular SA objective, they are mostly likely to have a minor positive effect. Where negligible effects were identified, this was generally because the issue that the Key Strategy policy seeks to address is unrelated to the SA objective. Policy 3.1 Presumption in Favour of Sustainable Development is likely to result in minor positive effects in relation to all of the SA objectives, due to its overall aim of securing development that improves the economic, social and environmental conditions in the area. However, there are particular areas where the draft policies are likely to result in either significantly positive, negative or mixed effects.

4.16 In particular, significant positive effects are likely in relation to SA objective 14: **housing** and SA objective 15: **economy/employment** as Policies 3.2 Settlement Hierarchy, 3.4 Housing Provision, 3.6 Employment Provision and 3.7 Retail provision provide for sufficient housing and employment development to meet objectively assessed local needs. Some significant positive effects are also likely in relation to SA objective 11: **services and facilities** as Policies 3.2 Settlement Hierarchy, 3.7: Retail provision, 3.9 Town & District Centres and 3.14 Facilities & Services provide for the delivery of new services and facilities to meet the increased demand.

4.17 Although the high level of development which is likely to be undertaken in the Borough as a result of these policies is likely to result in an increase in greenhouse gas emissions from buildings and vehicles, the provision of development in proximity to existing services and facilities at the Main Settlement, District Centres and Villages means mostly positive effects were identified for the policies in relation to SA objectives 7: pollution, 8: climate change and 10 sustainable transport, as the need for travel may be reduced. In addition, the strategic transport policies (3.10-3.13) make provision for a number of transport options to encourage alternatives to car usage. Therefore, significant positive effects in relation to SA objective 10: **sustainable transport** are expected in relation to Policy 3.10: Transport Strategy and 3.12: Transport & Development, although the effect from Policy 3.10 is mixed with a minor negative due to the highways improvements that are also proposed. Policy 3.9: Role of Town & District Centres is also likely to have a significant positive effect on SA objective 10: sustainable transport and SA objective 8: **climate change** as it focuses town centre uses in Christchurch Town Centre and Highcliffe District Centre, meaning development will occur in areas which already benefit from utilities and other supporting infrastructure. The policy also encourages town centre uses to be in locations which are accessible via Prime Transport Corridors where funding will be focused for future improvements and enhancements to public transport, walking and cycling. Train travel may also be encouraged through the proximity of Christchurch Town Centre to Christchurch rail station. However, a number of minor negative effects were also identified for SA objective 7: pollution because the strategic transport policies (3.10-3.13) may still encourage increases in car travel and associated air pollution, and Policies 3.7: Retail Provision and 3.9: Role of Town & District Centres could result in some air pollution, odour, light and noise during development that would affect existing neighbouring residential areas. Policy 3.4: Housing Provision could have a

significant negative effect in this same way due to the scale of housing development proposed in particular locations in the Borough.

- 4.18 Due to the Key Strategy policies making provision for some large-scale housing development proposed on greenfield land within the Borough, as well as employment development sites and strategic road improvements, some of which are in close proximity to important nature conservation and heritage assets, contain areas of high quality agricultural land and/or areas of high flood risk, there could be significant negative effects in relation to SA objectives 1: **biodiversity/geodiversity**, 2: **landscape**, 3: **historic environment**, 5: **efficient land use** and 9: **flooding**. While the policies make reasonable provision for mitigating impacts on all of these sensitive receptors, the potential for impacts remains until detailed proposals for development sites are known.

Table 4.2: SA Scores for the Key Strategy draft policies in Chapter 3

SA Objectives	Policy 3.1	Policy 3.2	Policy 3.3	Policy 3.4	Policy 3.5	Policy 3.6	Policy 3.7	Policy 3.8	Policy 3.9	Policy 3.10	Policy 3.11	Policy 3.12	Policy 3.13	Policy 3.14
1. Biodiversity/geodiversity	+	+/-?	+/-	-?	++	--?	-?	0	-?	-	--	0	0	0
2. Landscape	+	+	-?	+/-?	+?	+	+/-?	0	+	-	-?	0	0	0
3. Historic environment	+	+/-?	--?	-?	+?	--?	-?	0	-?	-?	-?	0	0	0
4. Built environment	+	+/-?	0	+?	+?	+?	+?	+	+	0	0	0	+	0
5. Efficient land use	+	+/-	--	+/--	+?	+	+?	0	+	0	0	0	0	0
6. Sustainable resource use	+	+/-?	0	+/-?	0	+/-	+/-?	0	+	0	0	0	0	0
7. Pollution	+	+?	0	+/--	+?	+?	+/-?	+	+/-?	+/-	+/-	+	+/-	+
8. Climate change	+	+?	0	+	+?	+	+	+	++	+/-	-	+	+/-	+
9. Flooding	+	-?	--	--?	+?	-?	-?	0	--?	0	0	0	0	0
10. Sustainable transport	+	+	+	+	+?	+	+	+	++	++/-	-	++	+/-	+
11. Services and facilities	+	++	0	+?	+?	0	++/-	+	++/-	+	+	+	+	++
12. Safe environment	+	0	0	0	0	0	+	0	+	0	0	+	0	0
13. Health	+	+	0	+	++	+	0	0	0	+/-	+/-	+	+/-	0
14. Housing	+	++	+	++?	-?	+	0	0	+	0	0	0	0	0
15. Economy/employment	+	++	+	+	-?	++	++	+	++	+	+	0	+	0

5 Sustainability Appraisal Findings for Chapter 4 Core Policies & Development Management

Introduction

- 5.1 The chapter presents the SA Findings for Chapter 4 of the Christchurch Local Plan Review Options document, divided by the sections contained within that Chapter. Given the focused nature of these policies on generally just one topic, they were appraised together in groups of related policy topics, and individual appraisal matrices for each policy have not been prepared.

Section 4.1 Environment

Biodiversity and Geodiversity

- 5.2 **Table 5.1** below presents the SA scores for the first two Environment policies relating to biodiversity/geodiversity:

- Policy 4.1: Safeguarding Biodiversity and Geodiversity
- Policy 4.2: Protection of the Dorset Heathlands

Table 5.1: SA Scores for draft policies 4.1 and 4.2 in Chapter 4

SA Objectives	Policy 4.1	Policy 4.2
1. Biodiversity/geodiversity	++	++
2. Landscape	0	+
3. Historic environment	0	0
4. Built environment	0	0
5. Efficient land use	0	0
6. Sustainable resource use	0	0
7. Pollution	+	+
8. Climate change	+	+
9. Flooding	0	0
10. Sustainable transport	0	0
11. Services and facilities	0	+
12. Safe environment	0	0
13. Health	+	+
14. Housing	-	-
15. Economy/employment	-	-

- 5.3 Given the specific nature of the two policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.4 Significant positive effects for Policies 4.1 and 4.2 have been identified in relation to SA objective 1: **biodiversity/geodiversity** as both policies directly seek to protect and enhance biodiversity and geodiversity. Policy 4.1 specifically seeks to protect, maintain and enhance the conditions of all types of nature conservation sites, habitats and species within their ecological networks, at the same time as avoiding harm to biodiversity and geodiversity sites from development. Policy 4.2 prevents development from taking place within 400m of the Dorset Heathlands, and also requires developments of less than 40 units to provide a contribution through the Community Infrastructure Levy (CIL) towards SANG or for developments of 40 units or more to provide an on-site SANG. Policy 4.2 is also likely to have a minor positive effect in relation to SA objective 2: landscape because it prevents development from taking place within 400 metres of protected European and internationally protected heathlands. Restricting development in these locations should also help to protect the landscape from adverse impacts.
- 5.5 Both policies are likely to have a minor positive effect in relation to SA objectives 7: pollution, 8: climate change and 13: health because the retention, enhancement and creation of designated sites will help to absorb CO2 emissions. This could help to reduce air pollution with a positive effect on people's health.
- 5.6 Minor negative effects for policies 4.1 and 4.2 have been identified in relation to SA objectives 14: housing and 15: economy/employment because they may impact on the ability of the Borough to deliver residential and economic growth due to the restrictive policy criteria. The effect is considered to be minor as there are other locations in the Borough that have been allocated to accommodate development to meet forecast need.

Sustainable Development and Renewable Energy

- 5.7 **Table 5.2** below presents the SA scores for the Policies 4.3-4.6 in Chapter 4 relating to sustainable development and renewable energy:
- Draft Policy 4.3: Sustainable Development and New Development
 - Draft Policy 4.4: Renewable energy provision for residential and non-residential developments
 - Draft Policy 4.5: Sources of Renewable Energy

Table 5.2: SA Scores for the draft policies 4.3-4.5 in Chapter 4

SA Objectives	Policy 4.3	Policy 4.4	Policy 4.5
1. Biodiversity/geodiversity	0	0	0
2. Landscape	0	0	-
3. Historic environment	0	0	0
4. Built environment	+	0	0
5. Efficient land use	0	0	0
6. Sustainable resource use	0	0	0
7. Pollution	0	0	+
8. Climate change	++	++	++
9. Flooding	0	0	0
10. Sustainable transport	0	0	0

SA Objectives	Policy 4.3	Policy 4.4	Policy 4.5
11. Services and facilities	0	0	0
12. Safe environment	0	0	0
13. Health	0	0	0
14. Housing	+/-	-	0
15. Economy/employment	+/-	-	0

- 5.8 Given the specific nature of these three policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.9 Significant positive effects for Policies 4.3, 4.4 and 4.5 have been identified in relation to SA objective 8: **climate change**. This is because Policy 4.3 encourages energy efficiency building construction and layout, whilst Policies 4.4 and 4.5 promote renewable energy provision.
- 5.10 Policy 4.3 is likely to have a minor positive effect in relation to SA objective 4: built environment because it ensures high design standards that will contribute towards sustainable development.
- 5.11 Policy 4.3 is likely to have a mixed effect against SA objectives 14: housing and 15: economy/employment because although it ensures adequate standards of residential and non-residential development, the restrictive policy criteria may impact on the ability of the Borough to deliver residential and economic growth.
- 5.12 Policy 4.4 is likely to have a minor negative effect in relation to SA objectives 14: housing and 15: economy/employment because the provision of renewable, decentralised and local carbon energy development may adversely affect the financial viability of development and hence the ability of the Borough to deliver residential and non-residential development.
- 5.13 Policy 4.5 could have a minor negative effect against SA objective 2: landscape because although the policy states that renewable energy apparatus will only be permitted where landscape sensitivity within a given landscape character area is best able to accommodate the technology and the scale of development, installation of what is often large scale energy generation infrastructure could still cause minor harm to the area.
- 5.14 Policy 4.5 is likely to have a minor positive effect in relation to SA objective 7: pollution because it reduces the need for non-renewable sources of energy that have an adverse effect on pollution.

Flood management, waste management, pollution, drainage and the Coastal Zone

- 5.15 **Table 5.3** below presents the SA scores for the five policies in Chapter 4 relating to:
- Draft Policy 4.6: Flood Management, Mitigation and Defence
 - Draft Policy 4.7: Waste Facilities in new development
 - Draft Policy 4.8: Pollution and existing development
 - Draft Policy 4.9: Drainage and new development
 - Draft Policy 4.10: Development in the Coastal Zone

Table 5.3: SA Scores for the draft policies 4.6-4.10 in Chapter 4

SA Objectives	Policy 4.6	Policy 4.7	Policy 4.8	Policy 4.9	Policy 4.10
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SA Objectives	Policy 4.6	Policy 4.7	Policy 4.8	Policy 4.9	Policy 4.10
1. Biodiversity/geodiversity	0	0	0	0	+
2. Landscape	0	0	0	0	+
3. Historic environment	0	0	0	0	0
4. Built environment	0	0	0	0	0
5. Efficient land use	0	0	0	0	0
6. Sustainable resource use	0	+	0	0	0
7. Pollution	0	0	+	0	0
8. Climate change	0	0	0	0	0
9. Flooding	++	0	0	++	0
10. Sustainable transport	0	0	0	0	0
11. Services and facilities	0	0	0	0	0
12. Safe environment	0	0	0	0	0
13. Health	0	0	0	0	0
14. Housing	+/-	0	0	+/-	0
15. Economy/employment	+/-	0	0	+/-	0

- 5.16 Given the specific nature of these five policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive or mixed minor positive and negative.
- 5.17 Mixed effects for Policies 4.6 and 4.9 have been identified in relation to SA objectives 14: housing and 15: economy/employment because flood resistance and resilience measures including Sustainable Drainage Systems (SuDS) may be required in flood risk zones to ensure that properties and people are safe from flooding which could have an effect on development viability.
- 5.18 Conversely, Policy 4.6 is likely to have a significant positive effect in relation to SA objective 9: **flooding** because where development can be permitted within areas at risk of flooding, it will be required to incorporate appropriate flood resistance and resilience measures (including SuDS) to demonstrate that flood risk does not increase as a result of the development proposed. Strategic flood defences will be supported by a range of funding sources whilst for developments within a flood risk area which pass the sequential test but where flood risk cannot be adequately mitigated on site, a flood management strategy and delivery plan will be required prior to the grant of consent. Policy 4.9 is also likely to have a significant positive effect in relation to SA objective 9: flooding because it requires SuDS to be incorporated into new development.
- 5.19 A minor positive effect for Policy 4.7 has been identified in relation to SA objective 6: sustainable resource use because the policy makes provision for the collection and transfer of waste in all new development proposals.
- 5.20 Policy 4.8 could have a minor positive effect in relation to SA objective 7: pollution because it directs development which could have impacts in terms of noise, smell, lighting, disturbance, traffic, discharges or emissions away from sensitive receptors.
- 5.21 Policy 4.10 could have a minor positive effect in relation to SA objective 1: biodiversity/geodiversity because development must respect geological features and trees should only be lost in the interests of good arboricultural practice. Policy 4.10 could also have a minor

positive effect in relation to SA objective 2: landscape because the policy states that proposals should be designed to respect the scale and character of neighbouring buildings and landscape features, and ensure that the existing skyline is not broken. The policy also states that proposals should not detract from the visual dominance of the cliffs, being subservient to them.

Section 4.2 Green Belt

5.22 **Table 5.4** below presents the SA scores for the Green Belt policies in the Core Policies & Development Management chapter of the Christchurch Local Plan Review Options document.

- Draft Policy 4.11: Replacement Buildings in the Green Belt
- Draft Policy 4.12: Extensions to Existing Buildings in the Green Belt
- Draft Policy 4.13: Portfield School, Hurn

Table 5.4: SA Scores for the Green Belt draft policies in Chapter 4

SA Objectives	Policy 4.11	Policy 4.12	Policy 4.13
1. Biodiversity/geodiversity	+	+/-?	-
2. Landscape	0	-?	-?
3. Historic environment	0	-?	-?
4. Built environment	0	0	0
5. Efficient land use	+	-	+/-
6. Sustainable resource use	0	0	0
7. Pollution	0	0	0
8. Climate change	0	0	0
9. Flooding	0	0	0
10. Sustainable transport	0	0	0
11. Services and facilities	0	0	+
12. Safe environment	0	0	0
13. Health	0	0	0
14. Housing	-	-	0
15. Economy/employment	-	-	+

- 5.23 Given the specific nature of the policies in the Green Belt section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly minor negative. No likely significant effects on any of the SA objectives are identified for any of the Green Belt policies.
- 5.24 Minor negative effects for Green Belt policies 4.11 and 4.12 have been identified in relation to SA objectives 14: housing and 15: economy/employment. This is due to both policies restricting residential or commercial development from taking place within the Green Belt. The effect is considered to be minor as there are other locations in the Borough that have been allocated to accommodate development to meet forecast need. Policy 4.13 is unlikely to affect SA objective 14 as it relates specifically to potential improvements to facilities within Portfield School, however, it could have a minor positive effect on SA objective 15 as it may help to create some employment opportunities within the school.

- 5.25 Policy 4.11 is likely to have a minor positive effect in relation to SA objective 1: biodiversity/geodiversity because it seeks to ensure that replacement buildings are not materially larger than the buildings they replace. Therefore although protecting the openness of the Green Belt is not directly linked to protecting and enhancing Christchurch Borough's biodiversity and geodiversity, restricting development in the countryside is likely to result in minor positive effects against this objective.
- 5.26 Policy 4.11 is also likely to have a minor positive effect in relation to SA objective 5: efficient land use because it provides a framework for appropriately replacing existing buildings within the Green Belt. This promotes efficient use of land through the reuse of previously developed land.
- 5.27 Policy 4.12 could have a mixed effect in relation to SA objective 1: biodiversity/geodiversity because restricting extensions to existing development in the countryside through the protection of the openness of the Green Belt is likely to result in minor positive effects. However, providing criteria for the extension of buildings into areas washed over by the Green Belt could allow for some development to take place that could result in a loss of biodiversity. The effect is uncertain until the location of any extension is known.
- 5.28 Policy 4.12 is likely to have a minor negative effect in relation to SA objectives 2: landscape and 3: historic environment because it provides criteria for extensions to existing development in the Green Belt which could have an adverse effect on landscape character and the historic environment. Similarly, Policy 4.13 is likely to have a minor negative effect in relation to SA objectives 2 and 3 because although proposals for development on the Green Belt sites must demonstrate "very special circumstances", the policy still allows for some development in the Green Belt. The effect for both policies is uncertain due to the exact location of development being unknown.
- 5.29 Policy 4.12 is likely to have a minor negative effect in relation to SA objective 5: efficient land use because it provides criteria for the development of land within the Green Belt that is not previously developed, albeit extensions to existing developments are likely to be smaller in scale than wholly new developments.
- 5.30 Policy 4.13 is likely to have a minor negative effect in relation to SA objective 1: biodiversity/geodiversity because it makes provision for development in areas washed over by the Green Belt which could result in a loss of biodiversity.
- 5.31 Policy 4.13 could have a mixed effect in relation to SA objective 5: efficient land use because although the policy states that priority will be given where possible to the conversion or replacement of existing buildings giving a minor positive effect, the policy still provides criteria for the development of greenfield land, giving a minor negative effect.
- 5.32 A minor positive effect has been identified for Policy 4.13 in relation to SA objective 11 because the policy makes provision for improvement of the nationally important school facilities on the site which will improve access to meet specific educational needs.

Section 4.3 Housing

- 5.33 **Table 5.5** below presents the SA scores for the Housing policies in the Core Policies & Development Management chapter of the Christchurch Local Plan Review Options document:
- Draft Policy 4.14 Size and type of new dwellings.
 - Draft Policy 4.15 Design, layout and density of new housing development.
 - Draft Policy 4.16 Provision of affordable housing.
 - Draft Policy 4.17 Exception sites for the provision of affordable housing.
 - Draft Policy 4.18 Loss of residential accommodation in Christchurch town centre.
 - Draft Policy 4.19 Residential infill development criteria.
 - Draft Policy 4.20 Housing and Accommodation Proposals for Vulnerable People.
 - Draft Policy 4.21 Criteria for elderly persons accommodation.

- Draft Policy 4.22 Criteria for development of "granny annexes" on residential dwellings.
- Draft Policy 4.23 Agricultural Dwellings.

Table 5.5: SA Scores for the Housing draft policies in Chapter 4

SA Objectives	Policy 4.14	Policy 4.15	Policy 4.16	Policy 4.17	Policy 4.18	Policy 4.19	Policy 4.20	Policy 4.21	Policy 4.22	Policy 4.23
1. Biodiversity/geodiversity	0	0	0	0	0	+	0	0	0	0
2. Landscape	0	+	0	-?	+	+	0	0	0	+
3. Historic environment	0	+	0	-?	+	+	0	+	+	0
4. Built environment	0	+	0	-?	+	+	0	+	+	0
5. Efficient land use	0	++	0	-?	+	+	0	+	+	+
6. Sustainable resource use	0	+	0	0	+	+	0	0	0	0
7. Pollution	0	+	0	0	+	+	0	+	0	+
8. Climate change	0	+	0	0	+	+	0	0	0	+
9. Flooding	0	0	0	0	0	0	0	0	0	0
10. Sustainable transport	0	+	0	0	+	+	0	0	0	+
11. Services and facilities	0	+	0	0	+/-	+	0	0	0	+
12. Safe environment	0	0	0	0	0	0	0	0	0	0
13. Health	+	+	0	0	+	+	++	+	0	0
14. Housing	++	++	++/-?	++	++	++	++/-?	++	++	-
15. Economy/employment	0	+	0	0	-	0	0	0	0	+

- 5.34 Given the specific nature of many of the policies in the Housing section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for many of the SA objectives. Where effects have been identified they are likely to be mostly positive, with some minor negative effects also likely.
- 5.35 It is expected that only Policy 4.19 would have any notable effect in relation to SA objective 1: biodiversity /geodiversity. This policy requires that residential proposals which come forward as residential infill development are to be permitted where they would not result in the loss of important environmental features which is expected to help limit adverse impacts on local biodiversity.
- 5.36 Policy 4.19 is also expected to have a minor positive effect in relation to SA objective 2: landscape as the criteria included in the policy text for permitting residential infill development includes protecting against the loss of landscape features. Policies 4.15, 4.18 and 4.23 would help to result in new residential developments of various types which are considerate of the character of the area or guide such development to areas which are likely to be less sensitive in terms of their landscape character. Minor positive effects are therefore also expected in relation

to SA objective 2: landscape for these policies. Conversely, only Policy 4.17 is expected to have an uncertain minor negative effect in relation to SA objective 2. While this policy requires that exception sites for affordable housing are reflective of the surrounding landscape it sets the principle for such development occurring at locations which are adjoining or very close to rural and urban settlements which would otherwise be considered inappropriate for development. For this reason an uncertain minor negative effect is also likely in relation to SA objective 3: historic environment, SA objective 4: built environment and SA objective 5: efficient land use.

- 5.37 Minor positive effects are likely in relation to SA objective 3: historic environment and SA objective 4: built environment for Policies 4.15, 4.18, 4.19, 4.21 and 4.22. Policy 4.18 resists the loss of residential accommodation in Christchurch town centre thereby helping to protect the social fabric and character of this location as well preventing the loss of greenfield sites which currently provide setting and local character. The remaining identified policies contain criteria in their approach in relation to permissions for various types of residential development which is likely to help protect the character of the surrounding area, or prevent development which is of an inappropriate scale or design.
- 5.38 These same five policies plus Policy 4.23 are also likely to have similar positive effects in relation to SA objective 5: efficient land use as they would help to promote the development of sites at more urban locations where greenfield development would be less likely, prevent the loss of residential uses at town centre locations which would reduce the need for development of greenfield land or support types of residential development which could be provided as extensions to existing dwellings. The positive effect likely in relation to SA objective 5: **efficient land use** for Policy 4.15 is expected to be significant as this policy sets the specific acceptable levels of density for the Borough with the aim of promoting the most efficient use of urban land and reducing the need for additional greenfield development.
- 5.39 Minor positive effects are likely in relation to SA objective 6: sustainable resource use for Policies 4.15, 4.18 and 4.19. It is expected that these policies would help to protect natural resources (such as those within Mineral Safeguarding Areas) in the Borough by promoting appropriate higher levels of density within suitable locations.
- 5.40 As many of the Housing policies (most notably Policies 4.15, 4.18, 4.19 and 4.23) in Chapter 4 would promote a suitable higher level of density within appropriate central locations which are better served by sustainable modes of transport and are located within close proximity to existing services and facilities, they are expected to help promote modal shift in the Borough. As such minor positive effects have been identified in relation to SA objective 7: pollution, SA objective 8: climate change, SA objective 10: sustainable transport and SA objective 11: services and facilities. The only exception to this is a mixed effect in relation to SA objective 11: services and facilities as a result of policy 4.18. This is because this policy seeks to restrict the loss of housing in Christchurch Town Centre, which may result in restrictions on providing new services and facilities in the town centre. Policy 4.21 is also expected to have a minor positive effect in relation to SA objective 7: pollution as it addresses residential amenity by ensuring unacceptable noise is not caused by vehicle parking or manoeuvring areas within new elderly persons accommodation.
- 5.41 The provision of new development to an appropriate higher level of density at suitable locations in the Borough is expected to help give new residents good levels of access to existing services and facilities. While the policies in Section 4.3 are inherently linked to the delivery of new housing in the Borough and not new services and facilities minor positive effects are likely in relation to SA objective 8: services and facilities for the four policies which promote this approach. The minor positive effect expected in relation to Policy 4.18 is combined with a minor negative effect however given that it seeks to prevent the loss of residential accommodation in Christchurch town centre. This is a highly accessible location which might otherwise be considered suitable for the delivery of new services and facilities.
- 5.42 As the policies of Section 4.3 have been drafted to address criteria for new housing provision in the Borough it is expected that any effect they would have on health and well-being in Christchurch would most likely be indirect. Policy 4.14 addresses the potential for over-crowding and the delivery of new housing which meets minimum size requirements and therefore a minor positive effect is likely in relation to SA objective 13: health. Policies 4.15, 4.18, 4.19 and 4.21 contain specific references to the protection of greenfield sites in the Borough or the provision of open spaces as part of new residential development which is likely to help to promote more active

lifestyles. A minor positive effect has therefore been recorded in relation to each of these policies. The positive effect expected in relation to SA objective 13: **health** for Policy 4.20 is likely to be significant given that this policy requires that new social, care or health related proposals are considerate of the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services.

- 5.43 As the overall purpose of section 4.3 is to provide new homes which are of suitable quality, size, type, density and location, the majority of the Housing policies are likely to have significant positive effects in relation to SA objective 14: **housing**. A minor negative effect has been recorded in combination with a significant positive effect for Policies 4.16 and 4.20. Policy 4.16 requires the provision of up to 50% of new homes at larger greenfield sites to be delivered as affordable homes (and up to 40% on all other residential development sites) while Policy 4.20 requires that open market proposals for housing for older or vulnerable people should allow for a commuted sum contribution (i.e. a financial contribution in lieu of on-site affordable housing). While this is positive for helping to meet the affordable housing need in the Borough, the criteria of these policies may impact on new proposals for housing coming forward over the plan period dependent on whether the proposed schemes would be viable, therefore the negative effect is uncertain. A minor negative effect alone is expected in relation to SA objective 14 for Policy 4.23 as it would potentially limit the acceptability of some new housing in the countryside.
- 5.44 Only three of the Housing policies are likely to affect SA objective 15: economy/employment. Policy 4.18 is expected to have a minor negative effect in relation to this SA objective as it seeks to prevent the loss of residential accommodation in the town centre which might limit locations that could otherwise be considered suitable for new office provision. Conversely, Policies 4.15 and 4.23 are expected to have a minor positive effect in relation to SA objective 15: economy/employment given that Policy 4.15 encourages the provision of higher levels of density of residential development at locations which are likely to provide a high level of access to employment opportunities in Christchurch while Policy 4.23 allows for agricultural dwellings that are proportionate to the needs of the agricultural holding served.
- 5.45 No likely significant negative effects in relation any of the SA objectives are expected for any of the Housing policies.

Section 4.4 Heritage and Conservation

- 5.46 **Table 5.6** below presents the SA scores for the Heritage & Conservation policies in the Core Policies & Development Management chapter of the Christchurch Local Plan Review Options document:

- Draft Policy 4.24: Historic Environment
- Draft Policy 4.25: Unlisted buildings in Conservation Areas
- Draft Policy 4.26: New development in Conservation Areas

Table 5.6: SA Scores for the Heritage & Conservation draft policies in Chapter 5

SA Objectives	Policy 4.24	Policy 4.25	Policy 4.26
1. Biodiversity/geodiversity	0	0	+
2. Landscape	0	0	0
3. Historic environment	++	++	++
4. Built environment	+	+	+
5. Efficient land use	0	0	0
6. Sustainable resource use	0	0	0

SA Objectives	Policy 4.24	Policy 4.25	Policy 4.26
7. Pollution	0	0	+
8. Climate change	0	0	+
9. Flooding	0	0	0
10. Sustainable transport	0	0	0
11. Services and facilities	0	0	0
12. Safe environment	0	0	0
13. Health	0	0	+
14. Housing	-?	-?	-?
15. Economy/employment	-?	-?	-?

- 5.47 Given the specific nature of the policies in the Heritage & Conservation section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.48 Significant positive effects for the Heritage & Conservation policies have been identified in relation to SA objective 3: **historic environment**, as all three policies directly seek to conserve and enhance the historic environment within Christchurch Borough. They are also all expected to have minor positive effects in relation to SA objective 4: built environment for the same reasons, since many historic environment assets form part of the built environment.
- 5.49 Policy 4.26 is likely to have indirect, minor positive effects in relation to four of the SA objectives:
- SA objective 1: biodiversity as it requires historically significant boundaries such as important trees, hedgerows or other features contributing to the character of conservation area to be retained within Conservation Areas.
 - SA objective 7: pollution as it requires the level of activity, traffic, parking, services or noise generated by proposals in Conservation Areas to not detract from the character or appearance of the area.
 - SA objective 13: health as it requires open spaces important to the character or historic value of the area to be protected, which may improve residents' well-being.
 - The protection of open spaces and natural environment features may also improve the Borough's resilience to climate change (SA objective 8), for example by maintaining permeable surfaces which facilitate the infiltration of surface water.
- 5.50 The only potential minor negative effects from the Heritage & Conservation policies are in relation to SA objectives 14: housing and 15: economy/employment. These negative effects could occur if the criteria set out in those policies were to restrict housing or commercial developments. However, in all cases the potential negative effects are uncertain depending on whether the policy criteria do in fact affect the delivery of proposals which would contribute to housing or economic growth in the Borough.
- 5.51 No likely significant negative effects on any of the SA objectives are identified for any of the Heritage & Conservation policies.

Section 4.5 Landscape, Design & Open Spaces

5.52 **Table 5.7** below presents the SA scores for the Landscape, Design & Open Spaces policies in the Core Policies & Development Management chapter of the Christchurch Local Plan Review Options document:

- Draft Policy 4.27: Design of New Development
- Draft Policy 4.28: Landscape Quality and Character
- Draft Policy 4.29: Open Space, Leisure and Green Infrastructure

Table 5.7: SA Scores for the Landscape, Design & Open Spaces draft policies in Chapter 4

SA Objectives	Policy 4.27	Policy 4.28	Policy 4.29
1. Biodiversity/geodiversity	0	+	++
2. Landscape	++	++	0
3. Historic environment	+	++	+?
4. Built environment	++	++	+?
5. Efficient land use	0	0	+?
6. Sustainable resource use	0	0	+?
7. Pollution	0	++	0
8. Climate change	0	+	0
9. Flooding	0	0	0
10. Sustainable transport	0	0	++
11. Services and facilities	0	0	+?
12. Safe environment	0	-?	0
13. Health	0	0	++
14. Housing	-?	-?	-?
15. Economy/employment	-?	-?	-?

5.53 Given the specific nature of the policies in the Landscape, Design & Open Spaces section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive, with some minor negative effects.

5.54 Minor positive effects are likely for Policy 4.28: Landscape Quality and Character in relation to SA objective 1: biodiversity, as Policy 4.28 seeks to protect and enhance natural features, such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.

5.55 Significant positive effects for Policy 4.29 were identified in relation to SA 1: **biodiversity**, as this policy seeks to enhance green infrastructure and protect and enhance open spaces that divert recreational pressure away from the sensitive Dorset Heaths network of internationally and nationally protected sites.

5.56 Significant positive effects for Policy 4.27: Design of New Development and Policy 4.28 have been identified in relation to SA objective 2: **landscape**, as both policies directly seek to conserve and enhance the landscape within Christchurch Borough.

- 5.57 Significant positive effects for Policy 4.28 were identified in relation to SA objective 3: **historic environment**, as the policy requires that developments make consideration of features of cultural, historical and heritage value. Policy 4.27 is likely to have indirect, minor positive effects in relation to SA objective 3: historic environment, as this policy require developments to be designed appropriately, which could contribute to protecting and enhancing the significance of heritage assets.
- 5.58 Policies 4.27 and 4.28 are likely to have significant positive effects for SA objective 4: **built environment**, as both policies seek to conserve and enhance local design and design quality.
- 5.59 Indirect, uncertain, minor positive effects for Policy 4.29 Open Space, Leisure and Green Infrastructure are likely in relation to SA 3: historic environment, SA 4: built environment, SA 5: efficient land use and SA 6: sustainable resources as the policy seeks to protect open spaces, which may contribute to the significance of heritage assets, may contribute to a nicer quality built environment, may prevent soil loss and contamination, and may avoid the sterilisation of minerals.
- 5.60 Policy 4.28 is likely to have significant positive effects for SA objective 7: **pollution**, as it seeks to minimise light pollution. Additionally, this policy is likely to have indirect, minor positive effects for SA objective 8: climate change, as by seeking to minimise light pollution is could therefore contribute to energy efficiency.
- 5.61 Significant positive effects are likely for policy 4.29 in relation to SA 10: **sustainable transport**, as this policy seeks to increase green infrastructure, including foot and cycle paths, which contribute to sustainable transport. Policy 4.29 therefore is likely to also have indirect, uncertain, minor positive effects on SA 11: services and facilities, as foot and cycle paths may also increase access to services and facilities.
- 5.62 Policy 4.28 is likely to have indirect, uncertain, minor negative effects for SA objective 12: safe environment, as it seeks to minimise light pollution, which may impact lighting provision and subsequently public safety.
- 5.63 Significant positive effects are likely for Policy 4.29 with regards to SA objective 13: **health**, as this policy seeks to protect and enhance open spaces, leisure and green infrastructure, all of which contribute to improving health and wellbeing.
- 5.64 All of the Landscape, Design & Open Spaces policies are likely to have uncertain, minor negative effects in relation to SA objectives 14: **housing** and 15: **economy/employment**. These negative effects could occur if the criteria set out in those policies were to restrict housing or commercial developments. However, in all cases the potential negative effects are uncertain depending on whether the policy criteria do in fact affect the delivery of proposals which would contribute to housing or economic growth in the Borough.
- 5.65 No likely significant negative effects on any of the SA objectives are identified for any of the Landscape, Design & Open Spaces policies.

Section 4.6 Economic Growth

- 5.66 **Table 5.8** below presents the SA scores for the Economic Growth policies in the Core Policies & Development Management chapter of the Christchurch Local Plan Options consultation document:
- Draft Policy 4.30: Christchurch Employment Land Hierarchy
 - Draft Policy 4.31: Alternative Uses for Employment Land Where Justified by Market Evidence
 - Draft Policy 4.32: Electronic Communications Network
 - Draft Policy 4.33: Conversion and Re-use of Existing Buildings for Economic Development
 - Draft Policy 4.34: New Economic Development and Rural Diversification
 - Draft Policy 4.35: Safeguarding Local Shops, Services and Facilities
 - Draft Policy 4.36: Tourism

Table 5.8: SA Scores for the Economic Growth draft policies in Chapter 4

SA Objectives	Policy 4.30	Policy 4.31	Policy 4.32	Policy 4.33	Policy 4.34	Policy 4.35	Policy 4.36
1. Biodiversity/geodiversity	-?	0	0	0	+	0	+
2. Landscape	+	0	+	+	+	0	0
3. Historic environment	0	0	-?	+	0	0	0
4. Built environment	0	0	+	+	-?	0	0
5. Efficient land use	+	+	0	++	+	0	+
6. Sustainable resource use	+/-	0	0	+	0	0	0
7. Pollution	0	0	0	0	0	0	+?
8. Climate change	+?	0	0	0	0	0	+?
9. Flooding	-?	0	0	0	0	0	?
10. Sustainable transport	+	0	0	0	+	0	+
11. Services and facilities	0	0	0	+	+	++	0
12. Safe environment	0	0	0	0	0	0	0
13. Health	0	0	0	0	0	0	0
14. Housing	0	0	0	0	0	0	0
15. Economy/employment	++	++	++	++	++	++	++

- 5.67 Given the specific nature of the policies in the Economic Growth section of Chapter 4 of the Local Plan Options document, the likely effects identified are mainly negligible for most of the SA objectives.
- 5.68 Significant positive effects for the Economic growth policies have been identified in relation to SA objective 15: **economy/employment**, as all seven policies directly seek to facilitate economic growth and employment opportunities within Christchurch where the percentage of economically active people is already above the national and regional averages.
- 5.69 Additionally, one significant positive effect is also identified for Policy 4.33 on SA objective 5: **efficient land use** as this policy seeks to re-use existing buildings to deliver economic development, which therefore contributes to the efficient use of land and reduces the need to develop on greenfield land.
- 5.70 Policy 4.35 Safeguarding Local Shops, Services and Facilities is also likely to result in a significant positive effect on SA objective 11: **Services and facilities** as this Policy's aim aligns with that of the SA objective. Minor positive effects are identified for Policies 4.33 and 4.34 on this SA objective as they require development proposals to support the vitality and viability of existing centres and ensure that no adverse impacts arise on existing shops respectively.
- 5.71 Two of the seven Economic Growth policies (Policy 4.34, Policy 4.36) are likely to have a minor positive effect on SA objective 1: biodiversity/geodiversity as these Policies contain wording that specifies that development proposals cannot harm important wildlife habitats. This is particularly important in Christchurch as 18.6% of the Borough is protected by nature designations. Policy 4.30 is likely to result in minor negative but uncertain results, due to the proximity of the sites to designated biodiversity/geodiversity sites and the fact that specific environmental mitigation has not been determined at this stage.
- 5.72 Minor positive effects are identified for four of the seven policies in relation to SA objective 2: landscape as policies 4.32, 4.33 and 4.34 specify that proposals must consider the landscape and

minimise any adverse effects; and specifically for policy 4.30, development is focussed to brownfield sites, thereby helping to safeguard areas of greater landscape sensitivity elsewhere.

- 5.73 Policy 4.33 is the only policy that is likely to result in minor positive effects in relation to SA objective 3: historic environment as it directly considers the historic environment in the policy wording. A minor negative effect is identified for Policy 4.32 as electronic communications infrastructure can lead to adverse effects on heritage assets and their setting and this Policy does not consider these assets in the policy wording.
- 5.74 Policies 4.32 and 4.33 take into account the appearance and setting of development proposals in relation to their location including existing buildings and so minor positive effects are identified for SA objective 4: built environment. A minor negative effect for Policy 4.34 is expected as proposals that promote new economic development and rural diversification could lead to the construction of new buildings, yet Policy 4.34 does not require any proposals to deliver high quality design or contribute to local building traditions. This minor negative effect is uncertain as it is unknown at this stage which proposals will come forward.
- 5.75 Four minor positive effects are likely for SA objective 5: efficient land use as Policies 4.31, 4.34 and 4.36 promote alternative uses of land if the current use is economically unviable. Furthermore, Policy 4.30 sets out development will be focussed on sites which are previously developed, thereby helping to safeguard undeveloped sites.
- 5.76 Mixed minor positive and minor negative effects are anticipated in relation to SA objective 6: sustainable resource use from policy 4.30. This is because whilst the policy sets out that previously developed land will be the focus of high quality employment, which should safeguard resources in other locations in the borough, there are some areas which are designated as mineral safeguarding areas and therefore mineral resources may be sterilised as a result. A minor positive effect is also identified for policy 4.33 on this SA objective as the re-use of buildings will help to reduce waste generation.
- 5.77 Uncertain minor positive effects are expected for Policy 4.36 in relation to SA objective 7: pollution, as the re-use of previously developed land is likely to result in less pollution and waste. The uncertainty arises as the nature of the developments is not yet known, and this may affect pollution.
- 5.78 Policy 4.30 Christchurch Employment Land Hierarchy is likely to result in minor positive effects in relation to SA objective 8: climate change, because policy 4.30 directs a significant amount of high quality employment to sites with existing public transport links or on prime transport routes (which will be the focus of public transport improvements). Also, Policy 4.36 Tourism specifically sets out that development covered by this policy will be in sustainable locations, and is similarly likely to result in minor positive effects in relation to this SA objective. However, policy 4.38 could be clearer when referring to 'sustainable tourist related development' as it is unclear if this relates to environmental or economic sustainability, or both.
- 5.79 Minor negative but uncertain effects are anticipated from policy 4.30 Christchurch Employment Land Hierarchy in relation to SA objective 9: flooding as this directs high quality employment to some locations which are designated as medium or high flood risk. The uncertainty arises from the fact that the final location, siting and design of the development is not confirmed. The specific reference to flood mitigation in this policy in relation to the Bournemouth Airport Business Park is noted and is considered likely to reduce effects in relation to flooding in this particular site to negligible. Policy 4.36 relates to protection of beaches and the river front, which may result in effects in relation to SA objective 9 flooding, however this is uncertain as the policy wording is not explicit.
- 5.80 Policies 4.34 and 4.36 require development proposals to be accessible by sustainable modes of transport and so minor positive effects are expected in relation to SA objective 10: sustainable transport. In addition, when establishing the Christchurch employment site hierarchy, Policy 4.30 focusses high quality employment development to existing locations, many of which are served by public transport or are located on prime transport corridors (which are to be the focus of public transport improvements). Such locations are likely to help facilitate travel by sustainable modes of transport resulting in minor positive effects in relation to this SA objective.
- 5.81 No likely significant negative effects on any of the SA objectives are identified for any of the Economic Growth policies.

6 Sustainability Appraisal Findings for Chapter 5 Site Allocations and Area Based Policies

Introduction

- 6.1 The chapter presents the SA Findings for Chapter 5 of the Christchurch Local Plan Review Options document.
- 6.2 The detailed policy appraisal matrices are provided in **Appendix 4**, and the findings are summarised below **Table 6.1**, which illustrates the SA scores for the Site Allocations and Area Based draft policies in the Site Allocations and Area Based Policies chapter of the Christchurch Local Plan Review Options document:
- 5.1 - Christchurch Urban Extension, Roeshot Hill
 - 5.2 - Housing Option - Stony Lane/Bridge Street, Christchurch
 - 5.3 - Housing Option - Knapp Mill and Avon Trading Park, Christchurch
 - 5.4 - Land South of Burton village
 - 5.5 - Housing options - Burton and Winkton
 - 5.6 - Housing options - East and North of Christchurch
 - 5.7 - Land East of Salisbury Road: Open Space
 - 5.8 - Cycle Routes
 - 5.9 - Christchurch Town Centre Vision
 - 5.10 - Christchurch Town Centre Boundary
 - 5.11 - Christchurch Primary Shopping Area and Shopping Frontages
 - 5.12 - Christchurch Town Centre Retail Allocations
 - 5.13 - Highcliffe District Centre Vision
 - 5.14 - Highcliffe Shopping Frontages
 - 5.15 - Barrack Road Local Centre
 - 5.16 - Purewell Local Centre
 - 5.17 - Cemetery provision
 - 5.18 - Vision for Bournemouth Airport
 - 5.19 - Strategy for the Operational Airport
 - 5.20 - Bournemouth Operational Airport Development Zoning
 - 5.21 - Bournemouth Airport Public Safety Zones
 - 5.22 - Bournemouth Airport Aerodrome Safeguarding
 - 5.23 - Development and Aircraft Noise
- 6.3 Some of the similar themed policies within Chapter 5 were grouped together for appraisal (Policies 5.9-5.12 and 5.13-5.14). For these policies, the SA score tables in **Appendix 4** have been prepared without doing an individual matrix for each policy, with the justification for scores provided for all of the grouped policies below the table.

Table 6.1: SA Scores for the Site Allocations and Area Based draft policies in Chapter 5

SA Objectives	Policy 5.1	Policy 5.2	Policy 5.3	Policy 5.4	Policy 5.5	Policy 5.6	Policy 5.7	Policy 5.8	Policy 5.9	Policy 5.10	Policy 5.11	Policy 5.12	Policy 5.13	Policy 5.14	Policy 5.15	Policy 5.16	Policy 5.17	Policy 5.18	Policy 5.19	Policy 5.20	Policy 5.21	Policy 5.22	Policy 5.23
1. Biodiversity/geodiversity	-?	--?	--?	--?	--?	--?	+/-?	--?	--?	--?	0	--?	--?	--?	0	0	+/-?	-?	-?	0	0	0	0
2. Landscape	-?	+	+/-?	-?	-?	-?	+/-?	0	+	+	0	+	+	+	0	0	+/-?	0	0	0	0	0	0
3. Historic environment	+/-?	+	+	-?	-?	--?	+/-?	-?	+/-?	--?	0	--?	-?	-?	0	0	+/-?	-?	-?	0	0	0	0
4. Built environment	++/ -	+	+	-	-	-	0	0	++	+	0	++	++	+	0	0	+/-?	+	+	+	0	0	0
5. Efficient land use	--?	++	+/-	-	--	--	0	0	+++	+++	0	+++	+++	+++	0	0	--	++	++	+	0	0	0
6. Sustainable resource use	-	+/-?	+/-	-	-	-	0	0	+	+	0	+	+	+	0	0	-	++/ -	++/ -	+/-	0	0	0
7. Pollution	+/- ?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+	++/ --?	++/ --?	+++	++/ --?	+/- ?	+/- ?	+++	+	0	+/-?	+/-?	+/-?	0	0	+
8. Climate change	+++	+	+	+++	+	+	0	+	+++	+++	+++	+++	+++	+++	+++	+	0	++/ -	+/-?	+/-?	0	0	0
9. Flooding	0	-	0	-	-	-	0	0	-?	--?	0	0?	+	+	0	0	0	0	-?	0	0	0	0
10. Sustainable transport	+	+	+	+	+	+	0	+	+++	+++	+++	+++	+++	+++	+++	+	0	+	+	+	0	0	0

SA Objectives	Policy 5.1	Policy 5.2	Policy 5.3	Policy 5.4	Policy 5.5	Policy 5.6	Policy 5.7	Policy 5.8	Policy 5.9	Policy 5.10	Policy 5.11	Policy 5.12	Policy 5.13	Policy 5.14	Policy 5.15	Policy 5.16	Policy 5.17	Policy 5.18	Policy 5.19	Policy 5.20	Policy 5.21	Policy 5.22	Policy 5.23
11. Services and facilities	++	++	+	+	+	+	++	+	++	++	++	++	++	++	++	++	0	+	+	0	0	0	0
12. Safe environment	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0
13. Health	++	++/- -?	+	++	++	+/-	++	+	+	+	+	+	+	+	+	+	0	0	0	0	0	+	+
14. Housing	++	++	++	++	++	++	0	+/-?	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0
15. Economy/employment	+	++	+	+/-	+/-	+/-	0	+/-?	++	++	++	++	++	++	+	+	0	++	++	+	0	0	-?

Summary of SA Findings

Housing

- 6.4 The findings below reflect the principle of developing housing at the allocated sites and areas identified, based on the information provided and specific requirements set out in the draft policies within the Local Plan Review Options document. However, it is recognised that some of the allocations already have planning applications submitted (and in some cases approved), which include detailed design and mitigation proposals. Therefore, it is likely that a number of the potential negative effects identified will be avoided due to successful implementation of the mitigation required within these policies and other policies within the Local Plan Review.
- 6.5 Policies 5.1 – 5.6 allocate land for residential development within the Borough. All of them may potentially result in significant negative effects in relation to SA objective 1: **biodiversity/geodiversity**. This is due to the proximity of the housing allocations to designated nature conservation sites such as the European designated Dorset Heathlands and River Avon sites as well as other national sites such as SSSIs. Development of housing close to these nature conservation sites has the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. However, Policy 5.1 which identifies the Core Strategy allocation for the Christchurch Urban Extension at Roeshot Hill has been subject to a masterplanning process as part of its planning application, and following consultation with Natural England includes the delivery of a SANG to the north of the railway line as well as a requirement to conserve natural habitats and protected species to involve the creation of a buffer zone within the site along the River Mude. The SANG is to be linked to the wider green infrastructure network which will promote habitat connectivity in the area. As such the significant negative effect is reduced to a minor negative but uncertain effect, but it is likely that once implemented the SANG will help to reduce any negative effects on the European designated sites. As there may be opportunities to promote habitat connectivity if any of the new developments include green infrastructure, all of the negative effects are uncertain at this stage as they will depend on the final design and mitigation of development proposals which may avoid adverse effects and may even result in beneficial effects.
- 6.6 A mixture of minor potential effects is anticipated in relation to SA objective 2: landscape. In terms of the residential allocations identified within Policies 5.1-5.6, minor positive effects are anticipated in relation to Policy 5.2 (Stony Lane/Bridge Street allocation), this is because this site is largely brownfield land, and its redevelopment may improve local landscape. However, this is uncertain as it depends largely on the appearance of the development in comparison to the previous appearance of the site. Policy 5.3 (Knapp Mill and Avon Trading Park allocation) is identified as providing mixed minor positive and negative effects as this allocation includes areas of brownfield and greenfield land. Policies 5.1, 5.4, 5.5 and 5.6 are likely to result in minor negative effects as these sites all include greenfield land, therefore the character of the local landscape is more likely to be affected - with larger sites more likely to have a more prominent impact than smaller sites. However, effects are uncertain depending on the design of new development and the quality of the landscape in proximity to the identified development areas.
- 6.7 Overall a mixture of effects is anticipated in relation to SA objective 3: **historic environment**, including some significant negative effects. These anticipated effects arise in relation to Policy 5.6 (East and North of Christchurch housing option), due to the proximity to listed buildings and inclusion of an area identified as a Conservation Area, without any specific reference to the protection of the historic environment. Policies 5.2 (Stony Lane/Bridge Street allocation) & 5.3 (Knapp Mill and Avon Trading Park allocation) are both anticipated to result in minor positive effects as these allocations involve the redevelopment of brownfield sites that are likely to enhance the setting and fabric of heritage designations including Christchurch Central Conservation Area. Minor negative effects are anticipated as a result of Policies 5.4 and 5.5 due to the potential effects of these policies on historic assets which are within or close to the sites. All of these minor effects are uncertain as the final design of development is not known at this stage.

- 6.8 Mixed effects are anticipated in relation to SA objective 4: **built environment**, including potentially significant positive effects. Specifically, significant positive effects are expected to result from Policy 5.1 (Christchurch Urban Extension, Roeshot Hill), due to the fact that the development is subject to a masterplan which seeks to ensure a high quality of built environment. However, this draft policy is also anticipated to result in minor negative effects as it will cause sub-urbanisation of this area. Minor positive effects are anticipated in relation to this SA objective from draft policies 5.2 and 5.3 because these policies focus development to brownfield sites and it is assumed that this will result in the provision of improved built environment through the delivery of new high quality development. Minor negative effects may arise from draft policies 5.4, 5.5 and 5.6 as development of these greenfield sites may result in sub-urbanisation.
- 6.9 Mixed significant positive and significant negative effects are anticipated in relation to SA objective 5: **efficient land use**. Development on high quality agricultural land would result in that land being lost to other uses, as such Policies 5.1, 5.5 and 5.6, which each allocate development on sites of high quality agricultural land, are considered likely to have significant negative effects. Conversely, development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites, and as such Policy 5.2 is anticipated to result in significant positive effects, as it will focus development to previously developed land, thereby safeguarding high quality agricultural soils.
- 6.10 Mixed minor positive and minor negative effects are anticipated in relation to SA objective 6: sustainable resource use. Specifically Policies 5.1, 5.4, 5.5 and 5.6 are likely to result in minor negative effects, as they may result in the loss of mineral resources due to overlapping with mineral safeguarding areas.
- 6.11 Effects in relation to SA objective 7: **pollution** are mixed for all sites, including both minor positive and minor negative effects (and one significant negative effect). Negative effects on amenity may result from increased noise and light pollution, particularly during the construction phase of development. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. However, if opportunities are taken to increase sustainable transport provision, this can result in positive effects by reducing emissions from road traffic, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use. All of the housing policies in this section have the potential to result in minor negative effects, due to their proximity to surrounding development and minor positive effects due to their access to sustainable transport opportunities – the exception to this being Policy 5.1 (Christchurch Urban Extension, Roeshot Hill) which may result in significant negative effects due to its location adjacent to the A35 which could result in noise and air pollution for new residents. It is understood that the submitted planning application includes measures to mitigate these effects.
- 6.12 Mixed effects, including significant positive effects, are anticipated in relation to SA objective 8: **climate change**. A key factor influencing this assessment is the proximity of a development allocation to a range of sustainable travel options, with those areas within proximity of one sustainable mode of travel option being minor positive, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use. In addition, Policies 5.1 (Christchurch Urban Extension, Roeshot Hill) and 5.4 (Land South of Burton village) specifically require development to incorporate energy efficiency measures and therefore are anticipated to result in significant positive effects.
- 6.13 Effects in relation to SA objective 10: **sustainable transport** are much the same as those for climate change, however there are less positive effects identified because this SA objective is not significantly affected by policy wording in relation to energy efficient development forms.
- 6.14 Several of the draft housing allocation policies are likely to result in minor negative effects in relation to SA objective 9: flooding, due to the proximity of the housing sites to areas identified to be at medium or high flood risk (i.e. flood zones 2 and 3).
- 6.15 Generally, positive effects, including significant positive effects are anticipated in relation to SA objectives 11: **services and facilities**. This is because the policies all focus development to locations which will offer access to services and facilities by walking, cycling or public transport. Significant positive effects are anticipated for policies which provide for access by more than one sustainable mode of travel.

- 6.16 The housing allocation policies are generally not anticipated to affect SA objective 12: safe environment, except for Policy 5.1 (Christchurch Urban Extension, Roeshot Hill), which requires highway improvements which are anticipated to result in increased safety for road users.
- 6.17 Effects in relation to SA objective 13: **health** are generally positive, with several significant positive effects identified. The reason for this is that the proposed sites and the draft policy wording is likely to improve access to services and facilities, including healthcare facilities and open spaces. Policy 5.6 (Housing options - East and North of Christchurch) results in a minor negative effect as it results in the loss of open space.
- 6.18 Generally, positive effects are anticipated, including significant positive effects, in relation to SA objective 14: **housing**, as the implementation of the draft policies will help provide more homes in the Borough.
- 6.19 Mixed effects, including significant positive effects, are anticipated in relation to SA objective 15: **economy/employment**, because the draft housing allocation policies include some provision for the new development of employment premises within the borough. Some minor negative effects are identified for some of the housing allocations, which are not located very close to existing employment opportunities.

Open Space

- 6.20 There is just one draft policy relating to open space in Chapter 5: Policy 5.7 Land East of Salisbury Road: Open Space. This policy is likely to result in mixed minor effects in relation to SA objectives 1: biodiversity/geodiversity, 2: landscape and 3: historic environment. The positive effects result from the allocation of open space at this site include the safeguarding of the area in terms of landscape impacts, impacts in relation to setting of heritage assets and reduced recreational pressure on other areas which may be more sensitive in terms of biodiversity. The potential negative effects arise from the fact that the final design of the open space and any associated equipment is unknown. As such, these anticipated negative effects are uncertain.
- 6.21 Significant positive effects are anticipated in relation to SA objectives 11: **services and facilities**, and 13: **health**. This is because of the benefits that open space offers by providing a public facility for leisure and the health benefits of this.

Sustainable Transport

- 6.22 Policy 5.8: Cycle Routes is the only sustainable transport policy in Chapter 5. One significant negative and one minor negative effect is anticipated as a result of this policy, in relation to SA objectives 1: biodiversity/geodiversity and 3: historic environment respectively. The policy proposes cycle routes for delivery/improvement and restricts development proposals that could prejudice the implementation of these routes. Some of the routes cross the Dorset Heathlands and River Avon European sites and the HRA Screening Report (July 2018) identified that they could have a significant negative effect on the designated habitats and species within those sites. The effect on the historic environment is due to the sensitive heritage assets within Christchurch Central Conservation Area and the proposed Castle Street to Purewell Cycle Route. Both of these effects are uncertain however as they will depend on the final design of the cycle routes.
- 6.23 Minor positive effects are anticipated in relation to SA objectives 7: pollution, 8: climate change, 10: sustainable transport, 11: services and facilities and 13: health. This is due to the role of cycle routes in promoting more active and sustainable modes of travel, helping to reduce air pollution and carbon emissions, increasing connectivity and in encouraging active lifestyles.
- 6.24 Mixed effects are anticipated in relation to SA objectives 14: housing and 15: economy/employment. While the positive effects are likely to arise from increased connectivity between different parts of the Borough, there may be negative effects as a result of the specific design of development and cycle routes. These negative effects are uncertain as they will be influenced by the final designs of the proposals.

Town, District & Local Centres

- 6.25 Policies 5.9-5.16 establish the proposed approach toward achieving the long term vitality and viability of Christchurch town centre, Highcliffe district centre and other local centres in the Borough. Policies 5.11, 5.15 and 5.16 define the existing primary shopping area and frontages in

Christchurch town centre and the local centres at Purewell and Barrack Road, and are therefore unlikely to affect the majority of the environmental SA objectives.

- 6.26 All of the draft policies in this section, except Policies 5.11, 5.15 and 5.16 are likely to result in significant negative effects in relation to SA objective 1: **biodiversity**, due to the proximity of the town and district centres to designated nature conservation sites such as the European designated Dorset Heathlands and River Avon sites as well as other national sites such as SSSIs. Development close to these nature conservation sites has the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. However these effects are uncertain as they depend on the final design (and any accompanying mitigation) of the development applications.
- 6.27 Policies 5.9, 5.10, 5.12, 5.13 and 5.14 are considered likely to result in minor positive effects in relation to SA objective 2: landscape as these provide for redevelopment of previously developed, brownfield, land. The anticipated effects are uncertain as the final design of the new development is not known.
- 6.28 Significant negative effects are anticipated in relation to SA objective 3: the **historic environment** as a result of Policies 5.10 (Christchurch Town Centre Boundary) and 5.12 (Christchurch Town Centre Retail Allocations), as these provide for redevelopment in Christchurch Town Centre which includes several designated historic environment assets. These effects are unknown at this stage as their extent will depend on the final design of development within Christchurch Town Centre. Minor negative effects are anticipated as a result of Policies 5.13 and 5.14 due to the potential effects of these policies on other historic assets – the effects are minor because these assets are not within the defined areas of the policies.
- 6.29 Significant positive effects are anticipated in relation to SA objective 4: **built environment**. This is as a result of Policies 5.9 (Christchurch Town Centre Vision), 5.12 (Christchurch Town Centre Retail Allocations) and 5.13 (Highcliffe District Centre) because these focus development on brownfield land. It is assumed that all new development will be built to high standards of design and construction and that therefore these policies offer good opportunities for improving the appearance of the built environment by replacing older and possibly derelict buildings with high quality new development. Minor positive effects are also anticipated as a result of draft policies 5.10 and 5.14, as these are likely to result in the improvement of the built form of Christchurch Town Centre and the Highcliffe shopping frontages.
- 6.30 Significant positive effects are also anticipated in relation to SA objective 5: **efficient land use**, as a result of draft policies 5.9, 5.10, 5.12, 5.13 and 5.14 as these focus development to previously developed sites which will help to safeguard the highest value agricultural land in the Borough.
- 6.31 Effects in relation to SA 7: **pollution** are mixed for all policies, including both significant positive and significant negative effects. Negative effects on amenity may result from increased noise and light pollution, particularly during the construction phase of new development. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. However, if opportunities are taken to increase sustainable transport provision, this can result in positive effects by reducing emissions from road traffic. It is anticipated that the Policies which provide the development context for Christchurch Town Centre may result in mixed significant positive and significant negative effects. The significant negative effects arising from the proximity of proposed development in this area to existing development, emissions which may result from construction and the proximity of these sites to the railway station; and the significant positive effects arising because the allocated development is accessible by sustainable travel modes, thereby reducing the amount of emissions from traffic, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use.
- 6.32 Positive effects, including significant positive effects, are anticipated in relation to SA objective 8: **climate change**. A key factor influencing this assessment is the proximity of a development allocation to a range of sustainable travel options. Significant positive effects are anticipated for the all of the policies, as these enable development within which is accessible by several sustainable modes of travel including walking, cycling, bus and rail, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use.

- 6.33 Effects in relation to SA objective 10: **sustainable transport** are much the same as those for climate change, as they are informed by a similar assessment regarding accessibility to public transport. Indeed, the nature of the policies will focus town centre uses to Christchurch Town Centre, Highcliffe District Centre and two local centres, making use of the existing transport corridors and services/utilities.
- 6.34 Mixed effects are anticipated in relation to SA objective 9: **flooding**. Specifically significant negative effects are anticipated as a result of Policy 5.10 (Christchurch Town Centre Boundary), as parts of the town centre are within Flood Zones 2, 3a and 3b and this policy proposes retail development, which the NPPF considers a 'less vulnerable' use and inappropriate within Flood Zone 3b. In addition, it does not specifically require development to safeguard against flood risk. Minor negative effects are anticipated in relation to Policy 5.9 due to the fact that although it allows for residential and other uses within the town centre, the policy requires residential development to be located outside of areas affected by high flood risk. Policies 5.13 (Highcliffe District Centre) and 5.14 (Highcliffe Shopping Frontages) direct development to flood zone 1 and are therefore likely to reduce exposure to increased flood risk, resulting in minor positive effects.
- 6.35 Generally, significant positive effects are anticipated in relation to SA objectives 11: **services and facilities**. This is because the policies all focus development to town, district and local centres which will offer access to services and facilities by public transport, as well as focusing new residential, retail and office development in close proximity.
- 6.36 None of these policies are likely to have an effect in relation to SA objective 12: safe environment, while all effects in relation to SA objective 13: health are minor positive. The reason for this is that focusing development in the town, district and local centres is likely to improve access to services and facilities, including healthcare facilities and open spaces, by non-car modes creating more active travel and offering more opportunities for physical recreation.
- 6.37 A mixture of minor positive and negligible effects is anticipated in relation to SA objective 14: housing. Minor positive effects are anticipated for Policies 5.9 and 5.12 which specifically refer to housing provision.
- 6.38 Significant and minor positive effects are anticipated in relation to SA objective 15: **economy/employment** as the town, district and local centre policies provide for employment development.

Cemetery provision

- 6.39 Policy 5.17: Cemetery provision is likely to have mixed minor positive and minor negative effects in relation to SA objectives 1: biodiversity/geodiversity, 2: landscape, 3: historic environment and 4: built environment. The positive effects identified are due to the permanent nature of cemeteries and the protecting effect on more sensitive surrounding areas, and their role in providing green spaces that may benefit landscape, and the setting of the built environment, while some development at the cemetery's location could negatively affect these SA objectives, but these are uncertain as this will depend on the final design of the proposals.
- 6.40 Policy 5.17 is likely to result in significant negative effects in relation to SA objective 5: **efficient land use** as the site is on greenfield land, while minor negative effects are predicted in relation to SA objective 6: sustainable resource use. This is due to the fact that the site allocated is identified as agricultural land and is within a Minerals Safeguarding Area.

Bournemouth Airport & Business Park

- 6.41 Policies 5.18 – 5.23 relate to the development of Bournemouth Airport & Business Park.
- 6.42 Uncertain minor negative effects are anticipated in relation to SA objectives 1: biodiversity/geodiversity and 3: historic environment due to the location of the airport and business park which lies adjacent / near to internationally and nationally designated nature conservation sites and nationally listed and locally designated historic environment assets. There is the potential for development to affect these assets by disturbance of qualifying species or affecting the setting. These effects are uncertain at this stage as the final design of proposals and any associated mitigation are not yet finalised.

- 6.43 Minor positive effects are anticipated in relation to SA objective 4: Built environment as a result of Policies 5.18, 5.19 and 5.20, because these should result in the improvement of built form through the redevelopment of previously developed land.
- 6.44 Significant positive effects are anticipated in relation to SA objective 5: **efficient land use**, as a result of Policies 5.18 and 5.19, as these focus development to previously developed land and are therefore likely to help safeguard development of high quality agricultural soils.
- 6.45 Mixed effects including significant positive effects are anticipated in relation to SA objective 6 **sustainable resource use**. This is because Policies 5.18 and 5.19 result in opportunities to utilise existing utilities and infrastructure, and potentially buildings in some cases, which is more sustainable in terms of resource use than construction of new utilities, infrastructure and buildings. Minor positive effects are also anticipated in relation to this SA objective from Policy 5.20 (this policy is less specific about the use of previously developed land, therefore this is not a significant positive effect). Despite these positive effects, the airport and business park are mostly within a Minerals Safeguarding Area. Although some areas of the airport and northern business parks have been developed, not all areas have been and therefore the implementation of the policy may result in a loss of mineral resource, leading to minor negative effects in relation to this SA objective.
- 6.46 Effects in relation to SA objective 7: pollution are mixed, including both minor positive and minor negative effects. Employment development at the airport and related business parks is likely to result in minor negative effects due to the proximity to some existing development plus the air pollution associated with air travel, with minor positive effects also possible due to the proposals to improve access to the airport by sustainable means of travel, but these are uncertain dependent on people's behaviour in relation to walking, cycling and public transport use. Minor positive effects are likely to arise from Policy 5.23 which seeks to specifically safeguard against noise pollution from the airport.
- 6.47 Mixed minor positive and negative effects are anticipated in relation to SA objective 8: **climate change**. Specifically, Policies 5.18, 5.19 and 5.20 are considered likely to increase carbon emissions as a result of making air travel more popular, however these also policies provide for improvements to sustainable travel options, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use. Additionally, Policy 5.18 specifically sets out that development within this area will incorporate low carbon and energy efficiency measures and as such significant positive effects are likely.
- 6.48 Effects in relation to SA objective 10: sustainable transport are considered to be minor positive, as policies 5.18, 5.19 and 5.20 focus development within the airport. As this is located on a Prime Transport Corridor, access by sustainable means is likely to be improved, but this is uncertain dependent on people's behaviour in relation to walking, cycling and public transport use.
- 6.49 Most of the airport policies will have no effects in relation to SA objective 9: **flooding**, but minor negative effects are anticipated in relation to Policy 5.19 due to the fact that this allocation includes an element of greenfield land and development may give rise to increasing flood risk due to increasing the amount of hard surfacing.
- 6.50 Generally, positive effects are anticipated in relation to SA objectives 11: services and facilities. This is because the policies set out that services and facilities to support the employees in the airport and business parks will be supported.
- 6.51 No effects are anticipated in relation to SA objective 12: **safe environment** for most of the airport policies, however significant positive effects are anticipated as a result of Policies 5.21 (Bournemouth Airport Public Safety Zones) and 5.22 (Bournemouth Airport Aerodrome Safeguarding). This is because these policies relate directly to safeguarding the health and safety of the population surrounding the airport.
- 6.52 Effects in relation to SA objective 13: health are minor positive, with Policies 5.22 and 5.23 helping to safeguard human health from accidents and more long term impacts from noise.
- 6.53 Effects in relation to SA objective 15: **economy/employment** are significantly positive in relation to Policies 5.18 and 5.19, as the policies allocate a significant amount of employment land, and will therefore make a large contribution to delivering the employment opportunities

required in the Borough and wider area. Minor negative effects have been identified for Policy 5.23 as the restrictions on new development sensitive to aircraft noise may restrict some employment developments.

7 Cumulative effects

- 7.1 **Table 7.1** presents a summary of the SA scores for the draft Vision, Strategic Objectives Strategic and Development Management policies and all the Site Allocation and Area Based policies in the Christchurch Local Plan Options (July 2018). The SA scores reflect the judgements made in the individual SA matrices for the policies presented in **Appendix 4**, and the grouped policy appraisals presented in **Chapter 4**. Reviewing the SA scores for each SA objective as shown in Table 7.1 enabled the following discussion of the likely cumulative effects of the Local Plan Options document as a whole on each of the SA objectives.

SA Objective 1: Biodiversity/geodiversity

- 7.2 The large scale development proposed through the Local Plan could adversely affect biodiversity and geodiversity, particularly because some of the development is proposed on greenfield sites (although it is recognised that brownfield sites can still harbour valuable biodiversity). The loss of greenfield land could result in the loss of valuable habitat and disturbance to species, particularly during the construction phase. Additionally, several of the sites identified for housing development are located in proximity to the Dorset Heathlands internationally designated sites, which are vulnerable to a variety of pressures from nearby residential development. However, the effects of new development on Christchurch's biodiversity and geodiversity are to some extent uncertain dependent on the exact design of developments that come forward at the planning application stage.
- 7.3 While the development proposals may have some significant negative effects, many draft policies make provision for the protection and enhancement of biodiversity and geodiversity, in particular Policy 3.5: Strategic Green Infrastructure and Heathland Mitigation and Policy 4.1: Safeguarding Biodiversity and Geodiversity. In addition, Policy 4.29: Open Space, Leisure and Green Infrastructure seeks to enhance green infrastructure and protect and enhance open spaces that divert recreational pressure away from the sensitive Dorset Heaths network of internationally and nationally protected sites. Moreover, many of the site allocations and area-based policies require that new development delivers open spaces and heathland mitigation. This could result in biodiversity enhancements as well as mitigation.
- 7.4 A number of draft policies are unlikely to have an effect with regard to biodiversity and geodiversity, including those policies focussing on other unrelated development management principles.
- 7.5 The separate Habitats Regulations Assessment that has been carried out in relation to the Local Plan has concluded that the policies and site allocations within the Local Plan could have some likely significant effects on some of the European designated sites around Christchurch Borough, but these may be able to be avoided or mitigated through implementation of mitigation provided by other policies within the Local Plan. This will be considered during the appropriate assessment stage of the HRA that will be undertaken during the preparation of the Pre-Submission version of the Local Plan.
- 7.6 Overall a cumulative **mixed (minor positive and significant negative)** but uncertain effect is likely in relation to SA objective 1: biodiversity and geodiversity.

Table 7.1: Summary of all SA scores for the Christchurch Local Plan Options Vision, Strategic Objectives and Policies

SA Objectives	1. Biodiversity/geodiversity	2. Landscape	3. Historic environment	4. Built environment	5. Efficient land use	6. Sustainable resource use	7. Pollution	8. Climate change	9. Flooding	10. Sustainable transport	11. Services and facilities	12. Safe environment	13. Health	14. Housing	15. Economy/employment
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objective 1	++	+	0	+	0	0	0	0	0	0	0	0	+	+	0
Objective 2	0	+	++	++	++	0	+	+	0	+	++	0	+	+	+
Objective 3	+	0	0	+	0	++	++	++	++	++	0	0	0	+	0
Objective 4	+	+	0	+	++	0	0	0	0	0	0	0	0	0	++
Objective 5	0	+	+	+	+	0	0	0	0	0	0	0	0	++	0
Objective 6	+	0	0	0	0	0	+	+	0	++	+	+	+	0	0
Objective 7	0	0	0	0	0	0	0	0	0	0	++	0	0	0	+
Policy 3.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy 3.2	+/-?	+	+/-?	+/-?	+/-	+/-?	+?	+?	-?	+	++	0	+	++	++
Policy 3.3	+/-	-?	--?	0	--	0	0	0	--	+	0	0	0	+	+
Policy 3.4	-?	+/-?	-?	+?	+/-	+/-?	+/-	+	--?	+	+?	0	+	++?	+
Policy 3.5	++	+?	+?	+?	+?	0	+?	+?	+?	+?	+?	0	++	-?	-?
Policy 3.6	--?	+	--?	+?	+	+/-	+?	+	-?	+	0	0	+	+	++
Policy 3.7	-?	+/-?	-?	+?	+?	+/-?	+/-?	+	-?	+	++/-	+	0	0	++
Policy 3.8	0	0	0	+	0	0	+	+	0	+	+	0	0	0	+
Policy 3.9	-?	+	-?	+	+	+	+/-?	++	--?	++	++/-	+	0	+	++
Policy 3.10	-	-	-?	0	0	0	+/-	+/-	0	++/-	+	0	+/-	0	+
Policy 3.11	--	-?	-?	0	0	0	+/-	-	0	-	+	0	+/-	0	+
Policy 3.12	0	0	0	0	0	0	+	+	0	++	+	+	+	0	0
Policy 3.13	0	0	0	+	0	0	+/-	+/-	0	+/-	+	0	+/-	0	+
Policy 3.14	0	0	0	0	0	0	+	+	0	+	++	0	0	0	0
Policy 4.1	++	0	0	0	0	0	+	+	0	0	0	0	+	-	-
Policy 4.2	++	+	0	0	0	0	+	+	0	0	+	0	+	-	-
Policy 4.3	0	0	0	+	0	0	0	++	0	0	0	0	0	+/-	+/-
Policy 4.4	0	0	0	0	0	0	0	++	0	0	0	0	0	-	-
Policy 4.5	0	-	0	0	0	0	+	++	0	0	0	0	0	0	0
Policy 4.6	0	0	0	0	0	0	0	0	++	0	0	0	0	+/-	+/-
Policy 4.7	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Policy 4.8	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0
Policy 4.9	0	0	0	0	0	0	0	0	++	0	0	0	0	+/-	+/-
Policy 4.10	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 4.11	+	0	0	0	+	0	0	0	0	0	0	0	0	-	-
Policy 4.12	+/-?	-?	-?	0	-	0	0	0	0	0	0	0	0	-	-
Policy 4.13	-	-?	-?	0	+/-	0	0	0	0	0	+	0	0	0	+
Policy 4.14	0	0	0	0	0	0	0	0	0	0	0	0	+	++	0
Policy 4.15	0	+	+	+	++	+	+	+	0	+	+	0	+	++	+
Policy 4.16	0	0	0	0	0	0	0	0	0	0	0	0	0	++/-?	0
Policy 4.17	0	-?	-?	-?	-?	0	0	0	0	0	0	0	0	++	0
Policy 4.18	0	+	+	+	+	+	+	+	0	+	+/-	0	+	++	-
Policy 4.19	+	+	+	+	+	+	+	+	0	+	+	0	+	++	0
Policy 4.20	0	0	0	0	0	0	0	0	0	0	0	0	++	++/-?	0
Policy 4.21	0	0	+	+	+	0	+	0	0	0	0	0	+	++	0
Policy 4.22	0	0	+	+	+	0	0	0	0	0	0	0	0	++	0
Policy 4.23	0	+	0	0	+	0	+	+	0	+	+	0	0	-	+
Policy 4.24	0	0	++	+	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.25	0	0	++	+	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.26	+	0	++	+	0	0	+	+	0	0	0	0	+	-?	-?
Policy 4.27	0	++	+	++	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.28	+	++	++	++	0	0	++	+	0	0	0	-?	0	-?	-?
Policy 4.29	++	0	+?	+?	+?	+?	0	0	0	++	+?	0	++	-?	-?
Policy 4.30	-?	+	0	0	+	+/-	0	+?	-?	+	0	0	0	0	++
Policy 4.31	0	0	0	0	+	0	0	0	0	0	0	0	0	0	++
Policy 4.32	0	+	-?	+	0	0	0	0	0	0	0	0	0	0	++
Policy 4.33	0	+	+	+	++	+	0	0	0	0	+	0	0	0	++
Policy 4.34	+	+	0	-?	+	0	0	0	0	+	+	0	0	0	++
Policy 4.35	0	0	0	0	0	0	0	0	0	0	++	0	0	0	++
Policy 4.36	+	0	0	0	+	0	+?	+?	?	+	0	0	0	0	++
Policy 5.1	-?	-?	+/-?	++/-	--?	-	+/-?	++?	0	+?	++	+	++	++	+
Policy 5.2	--?	+?	+?	+?	++	+/-?	+/-?	+?	-	+?	++	0	++/-?	++	++
Policy 5.3	--?	+/-?	+?	+?	+/-	+/-	+/-?	+?	0	+?	+	0	+	++	+
Policy 5.4	--?	-?	-?	-	-	-	+/-?	++?	-	+?	+	0	++	++	+/-
Policy 5.5	--?	-?	-?	-	--	-	+/-?	+?	-	+?	+	0	++	++	+/-

SA Objectives	1. Biodiversity/ geodiversity	2. Landscape	3. Historic environment	4. Built environment	5. Efficient land use	6. Sustainable resource use	7. Pollution	8. Climate change	9. Flooding	10. Sustainable transport	11. Services and facilities	12. Safe environment	13. Health	14. Housing	15. Economy/ employment
Policy 5.6	--?	-?	--?	-	-	-	+/-?	+?	-	+?	+	0	+/-	++	+/-
Policy 5.7	+/-?	+/-?	+/-?	0	0	0	0	0	0	0	++	0	++	0	0
Policy 5.8	--?	0	-?	0	0	0	+?	+?	0	+?	+?	0	+?	+/-?	+/-?
Policy 5.9	--?	+?	+/-?	++	++?	+?	++/-?	++?	-?	++?	++	0	+	+	++
Policy 5.10	--?	+?	--?	+?	++?	+?	++/-?	++?	--?	++?	++	0	+	0	++
Policy 5.11	0	0	0	0	0	0	++?	++?	0	++?	++	0	+	0	++
Policy 5.12	--?	+?	--?	++	++?	+?	++/-?	++?	0?	++?	++	0	+	+	++
Policy 5.13	--?	+?	-?	++	++?	+?	+/-?	++?	+?	++?	++	0	+	0	++
Policy 5.14	--?	+?	-?	+?	++?	+?	+/-?	++?	+?	++?	++	0	+	0	++
Policy 5.15	0	0	0	0	0	0	++?	++?	0	++?	++	0	+	0	+
Policy 5.16	0	0	0	0	0	0	+?	+?	0	+?	++	0	+	0	+
Policy 5.17	+/-?	+/-?	+/-?	+/-?	--	-	0	0	0	0	0	0	0	0	0
Policy 5.18	-?	0	-?	+	++	++/-	+/-?	++/-?	0	+?	+	0	0	0	++
Policy 5.19	-?	0	-?	+	++	++/-	+/-?	+/-?	-?	+?	+	0	0	0	++
Policy 5.20	0	0	0	+	+	+/-	+/-?	+/-?	0	+?	0	0	0	0	+
Policy 5.21	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0
Policy 5.22	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0
Policy 5.23	0	0	0	0	0	0	+	0	0	0	0	0	+	0	-?

SA Objective 2: Landscape

- 7.7 The northern part of Christchurch Borough is mainly rural while the southern area is more urban and suburban in character. Although a number of draft policies are unlikely to have an effect with regard to landscape, many policies could contribute to protecting and enhancing the landscape. In particular, Policies 4.27 Design of New Development and 4.28 Landscape Quality and Character are likely to have significant positive effects with regard to landscape, as they directly seek to conserve and enhance the landscape within Christchurch Borough. Minor positive effects are also likely for other policies that could indirectly enhance landscape/townscape, such as those requiring enhanced design within town centres or the creation of new greenspaces.
- 7.8 However, the proposal of a number of new residential developments on greenfield sites around Christchurch, Burton and Winkton could adversely affect the landscape character in those areas, and as such minor negative effects resulting from the plan are also likely. However, these effects are uncertain, dependent on the design of developments brought forward.
- 7.9 Overall a cumulative **mixed (minor positive and minor negative)** but uncertain effect is identified in relation to SA objective 2: landscape.

SA Objective 3: Historic environment

- 7.10 Christchurch Borough contains an array of heritage assets including the historic town centre of Christchurch as well as designated Conservation Areas, Listed Buildings and Scheduled Monuments throughout the Borough.
- 7.11 The allocation of development sites in close proximity to or containing heritage assets are likely to have significant negative effects with regard to the historic environment, as any form of development could change and potentially adversely affect the settings of assets. Moreover, draft policy 3.3 Green Belt, which includes the release of some Green Belt land, could also significantly negatively affect the settings of heritage assets, as Green Belt land forms and important setting for many heritage assets. Other policies are likely to have minor negative effects with regard to the historic environment, as proposed developments that are not adjacent to but in proximity to heritage assets can have the potential to negatively affect their significance and settings. These effects are uncertain, dependent on the exact designs of developments that come forward.
- 7.12 However, many policies within the Local Plan Options document are also likely to have positive effects with regards to the historic environment, by contributing to protecting or enhancing the settings of heritage assets. These effects are also uncertain, dependent on the exact designs of developments that come forward. Significant positive effects are likely for the draft policies

directly seeking to conserve and enhance the historic environment within Christchurch Borough, such as Policies 4.24: Historic Environment, 4.25: Unlisted buildings in Conservation Areas and 4.26: New development in Conservation Areas.

- 7.13 Overall a cumulative **mixed (minor positive and minor negative)** but uncertain effect is likely in relation to SA objective 3: historic environment.

SA Objective 4: Built environment

- 7.14 Although several policies within the Christchurch Local Plan Options document are unlikely to have an effect on the built environment as they do not propose development or relate to design of new development, a small number of the area based policies could adversely affect the built environment and local distinctiveness within the Borough, as some policies allocate or allow for development on greenfield land, which could contribute to the suburbanisation of the countryside.
- 7.15 However, the majority of policies are likely to have positive effects with regards to the built environment, by requiring developments to deliver high standards of design. Significant positive effects are likely for many policies that propose development on previously developed land, and therefore redevelopment has the potential to improve the quality of built development at those sites. Additionally, Policies 4.27: Design of New Development and 4.28: Landscape Quality and Character are likely to have significant positive effects, as both policies seek to conserve and enhance local design and design quality.
- 7.16 Overall a cumulative **minor positive** effect is likely in relation to SA objective 4: built environment.

SA Objective 5: Efficient land use

- 7.17 The majority of land within Christchurch is deemed to be either 'primarily in non-agricultural use' (northern part of the Borough) or land 'primarily in urban use' (south-eastern and south-western parts of the Borough). As many policies propose developments on previously developed land, positive effects are likely for these policies as they encourage the efficient use of land. Additionally, significant positive effects are likely for Policies 4.15: Design, layout and density of new housing development, which requires housing developments to maximise the density of development, and 4.33: Conversion and Re-use of Existing Buildings for Economic Development, which encourages the reuse of existing buildings.
- 7.18 However, some development is allocated by the area based policies on high grade agricultural greenfield land and therefore these policies are likely to have significant negative effects with regard to efficient land use. Additionally, draft policy 3.3 Green Belt, which includes the release of some Green Belt land, could also cause the loss of high grade agricultural greenfield land and therefore is also likely to have significant negative effects.
- 7.19 Despite the small number of negative effects identified, overall a cumulative **minor positive** effect is likely in relation to SA objective 5: efficient land use.

SA Objective 6: Sustainable resource use

- 7.20 All new development will result in the increased consumption of minerals for construction but the amount will not be influenced by the location of development sites.
- 7.21 However, the location of development sites can influence the efficient use of minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the Borough. In addition, the spatial distribution and layout of development can influence sustainable resource use in a broader sense, for example by utilising existing buildings, utilities and infrastructure; for example utilising existing roads, and infrastructure requires fewer resources compared to constructing new ones. Similarly, directing development to locations which are accessible by sustainable transport also

reduces resource use by utilising existing infrastructure and helping to make services more efficient.

- 7.22 The Christchurch Local Plan Options document focuses a considerable amount of development to previously developed sites within the Borough, thereby helping to safeguard resources, including mineral resources. However, some green field sites have been allocated for development, which could lead to the sterilisation of mineral resources if they are not subject to prior extraction. The plan also identifies sites for development which are accessible by public transport, and in the particular case of retail development (draft policy 3.7), supports the re-use of existing buildings.
- 7.23 Overall, a **minor positive** cumulative effect is likely in relation to SA objective 6: sustainable resource use.

SA Objective 7: Pollution

- 7.24 Construction of all new development has the potential to create pollution, in terms of temporary effects during construction, particularly for existing residents in proximity to the new development. Once operational, employment development can also result in pollutants such as noise, dust, odour and light and, if it involves industrial processes, potentially air and water pollution. The movement of people, particularly by the private car, can also result in air pollution.
- 7.25 The draft policies of the Christchurch Local Plan Options document provide for development to be located in areas which are likely to facilitate travel by sustainable modes. For example all of the site allocations are within close proximity to existing public transport facilities such as bus stops, or close to a prime transport corridor, to which funding will be focused for future improvements and enhancements to public transport, walking and cycling. Therefore, many of the draft policies, including the strategic transport policies, are likely to have positive effects in relation to this objective. However, those draft policies that identify areas for development in close proximity to existing residential areas could have minor negative effects in relation to temporarily increasing pollution.
- 7.26 Despite this, overall, **minor positive** cumulative effects are likely in relation to SA objective 7: pollution.

SA Objective 8: Climate change

- 7.27 New development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). However, the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced by specific design and construction methods, and whether renewable energy infrastructure is to be incorporated into the development. These matters will not be known until planning applications come forward. However, the spatial distribution of development can affect climate change, by reducing carbon emissions associated with transport and travel.
- 7.28 The spatial distribution strategy set out within the Christchurch Local Plan Options document is influenced by sustainable development opportunities. All of the areas identified for new development are within proximity of a sustainable transport facility such as bus stop or cycle route, or are located on prime transport corridors which are where funding will be focused for future improvements and enhancements to public transport, walking and cycling.
- 7.29 Overall, **minor positive** cumulative effects in relation to SA objective 8: climate change.

SA Objective 9: Flooding

- 7.30 Much of Christchurch Borough is identified as being in areas of higher flood risk, i.e. flood zone 2 or 3, including many areas which have already been built up. This is reflective of the coastal character of the Borough, and the large amount of river and estuarine habitats. Because the

spatial distribution of development within the Christchurch Local Plan Options document is focussed on placing development on either previously developed sites, or in locations which are sustainable due to their close proximity to existing development (with associated services and facilities), there is inevitably likely to be some conflict with areas identified as being of medium or high flood risk.

- 7.31 Development in these locations can be affected by flooding, or may increase flood risk elsewhere by increasing the area of paved and impermeable surfaces. However, new development may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, and Policies 4.6: Flood management, mitigation and defence, and 4.9: Drainage and new development require this.
- 7.32 Overall, although the majority of policies are unlikely to affect flooding, **minor negative** cumulative effects are anticipated in relation to SA objective 9: flooding, as a number of the proposed areas for development include areas of flood risk. However, these minor negative effects are uncertain because the final flood risk will depend upon the final siting, layout and design of development. In addition, development must comply with the NPPF and NPPG and so flood risk mitigation is likely to be implemented as part of the design of new development.

SA Objective 10: Sustainable transport

- 7.33 The spatial distribution of new development set out in the Christchurch Local Plan Options document is influenced by the close proximity of development to existing employment opportunities, services and facilities, or the proximity to existing sustainable transport facilities. In some cases development is located in locations which are not easily accessible by existing sustainable transport facilities, however these are along Prime Transport Corridors, where funding will be focused for future improvements and enhancements to public transport, walking and cycling. In the specific case of the Northern Business Parks at Bournemouth Airport, which are not considered readily accessible at present, the plan sets out a strategy to improve public transport, and to focus ancillary services and facilities into this area, so as to facilitate more sustainable access in the future and reduce the need to travel for employees working in this area.
- 7.34 Overall, **minor positive** cumulative effects are anticipated in relation to SA objective 10: sustainable transport.

SA Objective 11: Services and facilities

- 7.35 A lot of the development proposed through the Christchurch Local Plan Options document is to be located in and around the settlements of Christchurch, Highcliffe and Burton where there is relatively good access to the concentration of existing services and facilities. Therefore, a number of the area-based policies are likely to have significant positive effects.
- 7.36 The Local Plan also includes a policy (3.14) seeking to ensure that there are adequate facilities and services available to support existing and future population growth. The community facilities will mainly be provided in Christchurch, Highcliffe and Burton, where there is relatively good access via public transport, bike and on foot. The policy also states that some facilities will be provided in smaller settlements and in suburban areas, in innovative ways such as the provision of health care in the home. Additionally, of the major site allocation at Roeshot Hill includes the development of a Local Centre that will form the focal point for where local services will be provided.
- 7.37 Overall, a cumulative **significant positive** effect is likely in relation to SA objective 11: services and facilities.

SA Objective 12: Safe environment

- 7.38 Most of the policies in the Christchurch Local Plan Options document will not have a direct effect on this objective. However, reference is made within the Options document to highways safety. For example, Policy 3.12 states that development must be designed to provide safe access onto the existing transport network and allow safe movement of development related trips on the immediate network. This is likely to result in a safer environment for road users. The town centre policies focus development within existing urban areas which is also likely to result in benefits to the public realm by creating a busier environment with greater passive surveillance, discouraging crime.
- 7.39 Additionally, the Local Plan designates airport safety zones around Bournemouth Airport, to ensure appropriate safeguarding distances are provided (Policy 5.21). The Plan also contains a policy (5.22) that seeks to ensure that radar associated with Bournemouth Airport operates effectively, allowing for safe operation of the airport.
- 7.40 Overall, a cumulative **minor positive** effect is likely in relation to SA objective 12: safe environment.

SA Objective 13: Health

- 7.41 The Christchurch Local Plan Options document proposes some improvements to the walking and cycling network through Prime Transport Corridors, where funding will be focused for future improvements and enhancements to public transport, walking and cycling which should help to improve levels of day-to-day activity, benefitting health. The provision of green infrastructure through a number of the area-based policies but Policy 3.5 in particular will also encourage and enable people to engage in active recreation. However, at the same time the strategic transport policies propose highways improvements that could increase car use, reducing the amount of physical activity people do.
- 7.42 While the population growth that will result from the residential development proposed through the Local Plan Options document could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to infrastructure to support the new development.
- 7.43 Overall a cumulative **minor positive** effect is likely in relation to SA objective 13: health.

SA Objective 14: Housing

- 7.44 The Christchurch Local Plan Options document makes provision for the development of 5,270 new homes between the years 2013 and 2033. However, the objectively assessed housing need for Christchurch is 7,040. The remaining 1,770 houses will be delivered through the Duty to Co-operate with surrounding planning authorities. In accordance with Policy 3.4, a target level of 35% affordable housing will be pursued which will help to ensure that housing is available to people on lower incomes and to address disparities between incomes and house prices. A mix of housing will also be provided in accordance with Policy 4.14, which should reflect the needs of the Strategic Housing Market Assessment. Reference is also made to the provision of specialist accommodation for the elderly (Policy 4.21) and vulnerable (Policy 4.20).
- 7.45 Overall, a cumulative **significant positive** effect is likely in relation to SA objective 14: housing.

SA Objective 15: Economy/employment

- 7.46 The Christchurch Local Plan Options document provides for development of 54 hectares of employment land to meet local needs and to ensure that there are jobs available to meet the needs of the growing population. Most of this employment land will be located at the Bournemouth Airport northern business parks (50 hectares) which, with the implementation of

the airport area wide travel plan required in Policy 5.18 should mean that the jobs created are accessible for most people and can be reached via public transport. The allocation of this employment land should encourage inward investment and result in the delivery of jobs to meet the needs of the growing population.

- 7.47 All employment allocations will be developed in accordance with other plan policies relating to standards for design and construction, so it is assumed that they will be of high quality, increasing their attractiveness to investors.
- 7.48 Overall, a **significant positive** effect is likely in relation to SA objective 15: economy and employment.

8 Monitoring

- 8.1 The SEA Regulations require that "*the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*" and that the environmental report should provide information on "*a description of the measures envisaged concerning monitoring*". Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 8.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Where possible, the indicators proposed draw from those in the monitoring framework prepared by Christchurch Council and presented in the Local Plan. Therefore, monitoring measures will be proposed in this SA Report in relation to all of the SA objectives in the SA framework for which likely (or uncertain) significant positive or negative effects have been identified at the Regulation 19 stage of preparing the Christchurch Local Plan, once the monitoring framework for the Local Plan has been developed.
- 8.3 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that CBC continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

9 Conclusions

- 9.1 The draft Vision, Strategic Objectives, Key Strategy, Development Management and Area-based policies in the Christchurch Local Plan Options document have been subject to a detailed appraisal against the SA objectives. In general, the policy approaches and spatial options that have been included in the Local Plan Options document perform positively against the SA objectives. As described in this SA report, the Local Plan Options document includes a number of policies that should help to mitigate the potential negative effects of proposals within the Local Plan, as they require specific mitigation measures to be included within the design and construction of new developments.
- 9.2 The Christchurch Local Plan Options document proposes a substantial amount of housing, employment and other development across Christchurch to meet the future needs of the Borough; therefore the SA has identified the potential for significant negative effects on the environmental objectives including biodiversity, cultural heritage, efficient land use and flooding. However, the Local Plan also includes a wide range of development management style policies that aim to protect and enhance the economic, social and environmental conditions of the Borough. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed, although some significant effects, such as loss of high quality agricultural land are likely to remain.
- 9.3 The fact that the Local Plan Options document directs most new development to Christchurch, Highcliffe and Burton will have a range of benefits in terms of directing development towards the settlements with the greatest range of jobs and service provision in the Borough, and co-locating the majority of new residential and employment development, particularly through the delivery of new sustainable neighbourhoods. It should also mean that there are good opportunities for people to make use of sustainable modes of transport, travelling over shorter distances, and will enable more people to access the jobs created.

Next Steps

- 9.4 This SA Report will be available for consultation alongside the Christchurch Local Plan Options document between July and September 2018.
- 9.5 Following this consultation the Pre-Submission Draft Local Plan and accompanying SA Report will be prepared ready for the Regulation 19 consultation before it is submitted to the Secretary of State for Examination.

LUC
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